

## 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

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**MUTUAL WEBSITE**

www.lwm10.com

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**FROM THE PRESIDENT**

By: Peggy Salazar  
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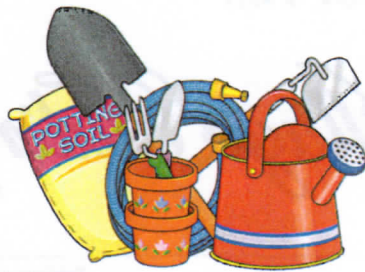


*“By all these lovely tokens September days are here, with summer’s best of weather and autumn’s best of cheer.” (Helen Hunt Jackson – American poet, writer and activist on behalf of the treatment of Native Americans by the U.S. Government in the 1800’s)*

The last page of the Tidings is an article by one of our homeowner’s, Bob Morrisson, telling us about a **FREE** lightbulb give-away from PEPCO. Please read it – especially the last two sections entitled “What is the Catch?” and “Who Can Participate?” Our Board will be working out the logistics of sending out an order form as to the type and quantity of bulbs that are available. Changing lightbulbs to LEDs can mean a savings to our Mutual 10 electric bill as we only get one for all 158 homes – hence the reason why we want to save at every opportunity. Read Mr. Morrisson’s article this month, and you’ll see the order form attached to October’s Tidings. Begin thinking about what your LED lightbulb needs are.

At August’s board meeting we voted to identify the units in our mutual who are impacted the most by leaves and debris in their gutters (a mutual responsibility) – so much so that in between our bi-annual cleaning of gutters, we have to do additional cleanings. The 24 single units (12 doubles – we’re all attached) have been identified and LeafFilter will be contracted to do the work. This company has the better product – guards that will not compromise the fascia or roof shingles, and snap in place. When bi-annual cleaning takes place, the cost to our mutual will be less by 24, as gutter cleaning companies charge by the unit. Our board will of course assess the project’s success and decide if additional units’ gutters will be fitted with guards in the future.

*“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 mid-summer relationship that brought it on.”(Robert Finch – American author, essayist and radio commentator, nominated for a Pulitzer for his book about Cape Cod)*



## Landscaping Report

By Christine Petersen

After an August of some drought and then unusual amounts of rain I think we all hope for some normal September weather. I have had many questions about early leaf drop on trees - particularly Cherry trees. It is a defense system for the trees and while it does not look pretty, we will still see lots of new growth come spring.

Grass and weeds! Yes, again it is the weather. McFall and Berry have increased mowing, but there is a lot of grass in Leisure World. Edging of curbs is only done every other mowing. Weeds are not dug up in cracks in the sidewalk rather they are sprayed. I try to attack the weeds in my garden by pulling after a rain. Preen is a product to prevent weeds which can be scattered on your beds. I am looking into McFall & Berry's new program for weed eradication.

Fall is for planting and the weather from mid-September till the end of October is perfect to replace any bushes or perennial plants you might have lost during the summer. As those annuals die, plant some lettuce. It will grow in the patio either in the ground or in pots.

Please don't hesitate to call me if you have any landscaping issues at 757-414-3849.

### Landscaping Contractors

Lucero Landscaping 240-604-8553

Bill Bowers 301-831-7893

Jose Mayorga 301-346-5880



## Treasurer's Report

By Susan Ascencio

Our finances through July 2020 are as follows:

Income	\$ 716,412	
Expenses	\$ 706,294	
Excess	\$ 10,118	
Variance from Budget		\$ 31,648
Reserve Balance as of 7/31/20		\$ 811,028

Our financials as of July 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.

It's time to start the budget process for 2021. Leisure World Corporation will be finalizing the community budget soon and we will incorporate that cost into our Mutual budget when it is finalized. We expect to finalize our budget by the end of September. It will then be distributed to the community in October for review, questions and comments.

The 2019 audited financial statements are available for review. If you are interested, please contact our Mutual Assistant, Kenia, at 301-598-1370.

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](mailto:seagol@hotmail.com) or by phone at 703-405-1313.



## Summary of M10 BOD Meeting via Teleconference — August 27, 2020

*By Paul Eisenhaur*

*General Manager's Report – Given by Crystal Castillo, Assistant General Manager*

- The Year-to-Date budget is reflective of the impact of the pandemic. The current budget shortfall is \$484,200, and the pandemic's impact will certainly continue. For the month of July the deficit was \$64,700.
- The pandemic impact has been significantly less severe on resales. In a typical month, about 32 units are sold each month. In July, 24 units were sold. So far in August, 39 have sold.
- At this time, Montgomery County has halted any Covid-19 testing planned for LW.
- The LW Budget Forum will be held on September 9 via Zoom. Residents are encouraged to send questions/comments to [2021Budget@lwmc.com](mailto:2021Budget@lwmc.com).
- Modified opening of some amenities continues with careful adherence to state/county safety requirements. Safety procedures are also fluid since requirements are changeable. Along with the opening of the Fitness Center, Terrace/Stein Rooms, and outdoor pool, indoor pool maintenance is expected to be completed soon with a gradual opening - with safety restrictions.
- Residents who had purchased a season pass to the indoor pool will receive a partial refund as it was closed for a significant time due to both the pandemic and scheduled maintenance.
- The 2021 LW budget process has begun and is scheduled for approval by the LWCC BOD at its September BOD meeting. Challenges resulting from expected revenue shortfalls due to the continuing pandemic impact are significant.
- The progress on the new Administration/ Clubhouse 1 site plan continues and contract bids should be sent out within a few weeks. Required WSSC permits are anticipated by the end of August.
- The LW Security Department will be restructured by the end of October. Security of the community will not be affected.

### Mutual Business

- President Salazar discussed the need to re-look at the management of the community deer population given damage to greenery/ flowers and the sickly looking condition of many of these animals. She will write a letter to be sent to the LWCC BOD requesting review.
- Director Eisenhaur mentioned that as of now the County Board of Elections will likely place a drop off ballot box outside the entrance of Clubhouse 1 where it can be monitored by the LW security camera. Election officials will empty the box twice daily. **The Interfaith Chapel will have in-person voting.**
- Vice President Salazar noted that the need for roof replacements and concrete work will likely lessen next year.
- Treasurer Ascencio pointed out an overall alignment of mutual finances to this year's mutual budget.
- Action was discussed and taken to install Leaf Filter leaf guards on the 12 most affected double unit homes in the mutual this summer/fall. It will also act as a 'pilot' program to consider additional unit installations in the future.
- Resident Bob Namovicz explained a program by PEPCO that could have a positive impact on our mutual's electric bill. The program would simply replace all regular light bulbs in each unit with energy saving LED lights. This would be free to the owner. Although this effort would require logistics and volunteer help. Things like collection and distribution are typical needs that would have to be worked out - so, prior to committing to this effort the mutual will be sending out a survey gauging resident interest/need. Mutual 10 homeowner Bob Morrisson is working on a light bulb survey/order form with PPD.

## SUMMARY



### Summary of LWCC Board Meeting — August 25, 2020

*By Paul Eisenhaur*

- Property transfers in LW, which have been impacted during the pandemic, are back to pre-pandemic levels for now. We hope that continues.
- The 2021 Budget Forum will be held via Zoom on September 9th at 3pm. Connection info will be made available to residents as time approaches. At present, residents can send question/comments to [2021Budget@lwmc.com](mailto:2021Budget@lwmc.com) to be addressed during the forum.
- At the September BOD meeting, the BOD will look to pass a balanced budget for 2021. However, at this moment, the budget is above its legal capitation amount. During the next month, the LW Budget & Finance Advisory Committee is charged to bring the overage in line with a balanced budget, as a recommendation to the BOD. They will go through each department budget to consider possible savings. (The PPP loan/grant will not be used to apply to this deficit as that was not its purpose.)
- The LW Garden Plots Club requested a resurfacing of the service road surrounding the plots. It was felt that infrastructure on Trust property requests should be forwarded to the PPD Advisory Committee. Both the committee and club were notified of this procedure and the request was forwarded.
- The BOD was provided with a summary report of LW's Five Year Maintenance Plan & Replacement Reserve Plan by management. Funding needs and recommendations during these 5 years were provided. Also provided was a detailed process for addressing the replacement of Trust Facilities.

- The pandemic has pushed back the timing for both the Strategic Plan delivery and the call from the Community Planning Advisory Committee for project requests from the community.

### Action Items

1. The LWCC BOD approved reconstituting the Government Affairs Advisory Committee and its membership for the 2020-2021 year. Typically, advisory committees are reconstituted and approved in January, but this committee is on a different schedule to coincide with the Maryland Legislative schedule.
2. The LWCC BOD approved a Joint Working Group (JWG) with shared membership from the Energy Advisory and Technology committees. This is a data collection JWG to explore the installation of vehicle charging stations at mutual and Trust Facilities. A status report will be provided to the BOD in October 2021 which will include a timeline for delivery of the final report.



# This & That...

...a little of everything

- **Did You Know?** – Deer spell trouble for people, including frequent car collisions and the spread of zoonotic diseases (germs that spread between animals and humans). BUT, deer can also disrupt wildlife communities such as songbirds – by eating away their habitat. Researchers show that areas in the eastern U.S. with high deer numbers tend to have fewer birds that need shrubs. These species use low-lying foliage to hide their nests from predators and to hunt for insect prey. Unfortunately, these plants are also on the menu of the white-tailed deer.
- **M10 Rule** – All vehicles owned or leased by a resident must have a valid state registration and bear an identification marker issued by the Leisure World of Maryland Security and Transportation office. Mutual 10 residents may maintain no more than 2 vehicles within the Mutual. (*Mutual 10 Rule booklet, page 9, #1 under "Vehicles"*)
- **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.



## Welcome to New Residents in M10!

*John and Patricia Hurd at 14530 Kelmscot Dr.*

*Marcee Smith and Tom Biery at 14627 Deerhurst Terr.*

*Marian Brown and Ben Brown at 14619 Deerhurst Terr.*

*Edward and Delores Nastick at 14707 Lindsey Ln.*

*Bin Huang and Jia Kim Song at 14523 Kelmscot Dr.*

*Mary Ellen Glowacki at 14613 Kelmscot Dr.*





## 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://us02web.zoom.us/j/8350464611?pwd=Y3BpdFdfODhkOFVvVWJRIUkZaOCtOZz09>

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

As always, we encourage all residents to attend.



### FROM MUTUAL 10:



## LED Upgrade Project

By: Bob Morrisson

### How many light bulbs does it take to change a community?

Pepco supplies electric power to Leisure World. As more homes and businesses are added to Pepco's system their infrastructure can become overloaded. New power plants and transmission lines are expensive to build and the public often objects vociferously whenever they are proposed.

One solution for Pepco is to help their customers conserve electricity. A simple solution is to switch to LED (light emitting diode) bulbs, which consume less power than other types of bulbs.

- The chart below shows the energy and cost savings for three types of bulbs (commonly called "60 Watt") operated 12 hours per day and 365 days per year.
- The top section compares incandescent and LED bulbs. The lower section compares CFLs (compact fluorescent lamp) and LED bulbs.

"60 Watt" Bulb 12 Hours / Day				Energy Used			Annual Savings				Leisure World Savings		
Bulb Replaced	Watt Rating	Per Day		Kilowatt Hours Per			Cost Per KW/H	Total Cost	KW Savings	Savings Per Year	5,660 Units		Megawatts
		Hours	Watts	Day	Month	Year					1 LED	20 LEDs	
Incandescent	60	12	720	0.720	21.6	262.8	10.0¢	\$26.280	0.0	\$0.000	\$131,391	\$2,627,825	26.3
with LED	7	12	84	0.084	2.5	30.7	10.0¢	\$3.066	232.1	\$23.214			
CFL	14	12	168	0.168	5.0	61.3	10.0¢	\$6.132	0.0	\$0.000	\$17,354	\$347,071	3.5
with LED	7	12	84	0.084	2.5	30.7	10.0¢	\$3.066	30.7	\$3.066			

The estimated cost per KW/H includes charges for generation, transmission, and distribution plus taxes, fees, etc.

### Energy Savings Potential

In this scenario, if every unit owner in Leisure World replaced 20 incandescent bulbs with LED bulbs the annual savings would be \$2.6 million and Pepco could save 26.3 megawatts of power per year.

Many of us have CFL bulbs. If every unit owner replaced 20 CFLs with LEDs the savings would be almost \$350,000 and Pepco could save 3.5 megawatts of power per year.

Some homes have halogen ceiling lights, which operate at high temperatures. Replacing them with LEDs can help reduce the wear-and-tear on your air conditioning system, in addition to conserving energy.

Leisure World's Physical Properties Department (PPD) is working with Pepco and the Energy Advisory Committee (EAC) to provide replacement LED bulbs to all residents at no cost. Pepco benefits by deferring infrastructure upgrades. Homeowners benefit by reducing their electric power consumption at no cost to them.

### What Is The Catch?

None! Some of us may not care to replace 20 bulbs at \$2-4 apiece but doing so at no cost is an offer few of us could refuse. There are a few practical issues to consider.

- You will need to fill out a survey form to request the bulbs you need.
- You will need to install your own bulbs. If you have an annual PPD contract they can change the ones you may not feel comfortable reaching; otherwise, contact a friend or a relative for assistance.
- Not all lamp dimmers are compatible with LED technology. Your dimmers may need to be replaced.
- Older fluorescent fixtures with 1 ½ inch diameter (T-12) tubes may need to be upgraded or replaced.

If you have an annual maintenance contract with PPD they can assist with upgrading your dimmers and fluorescent fixtures. If not, you will need to hire a licensed electrician.

### Who Can Participate?

Everyone in Leisure World! LED replacements for the Trust Properties and for many street lights are currently underway. Each Mutual will need to work with PPD to complete their upgrades quickly and efficiently.

- Mutual 10 is considering participation in this project. If there is sufficient interest we can get started soon.
- There is no cost for the bulbs and your old bulbs do not have to be turned in.
- Upgrading or replacement of dimmers and fluorescent fixtures must be done by a licensed electrician. This will be at the homeowner's expense unless they have a maintenance contract that covers that work.