

MARYLAND MUTUAL NO. TEN

*The Kelmscot Village Tidings***Important**

August 1, 2018

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MUTUAL WEBSITE
www.lwm10.com

FROM THE PRESIDENT

By: Peggy Salazar
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**President's Message:**

"August rain: the best of the summer gone, and the new fall not yet born - the odd uneven time." (Sylvia Plath, American poet, novelist, and short-story writer)

Our two-year garage door replacement project is finished! The Fred C. Johnson Company was a joy to work with – very professional and quick to rectify the few issues that arose. If you do have a problem with your garage door in the future, as with any other issue with your unit, call us first (Peggy or LeRoy Salazar) to determine if it's the Mutual's responsibility or yours as the homeowner.

We are forming a Landscape Committee of the Board. The application form is attached. You have until August 17 to hand it in. Read the job description narrative on the application to determine if this new committee is a fit for you. Thank you for considering this M10 volunteer opportunity.

The M10 Rules have been revised. The current Rules are active until the process to change them is completed. Homeowners will be receiving the revisions soon for comment, after the Board has reviewed them.

I want to thank the following ad hoc committee members for their time as well as thoughtful discussions and willingness to come to consensus as to M10 Rules: Dotty VanScoyoc, Dora Pugliese, Bob Namovicz, Stan Labovich.

Last but not least, we are pleased that Janet Martin is once again attending Board meetings and writing the Treasurer's Report for the Tidings. Welcome back, Janet! **"The month of August had turned into a griddle where the days just lay there and sizzled."** (Sue Monk Kidd, novelist – this from *The Secret Lives of Bees*)

**Treasurer's Report**

By Janet Martin

Our finances through June 2018 are as follows:

Income	\$ 585,667
Expenses	\$ 592,654
Deficit	\$ 6,987

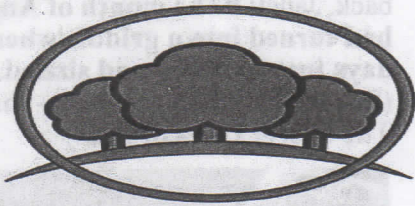
Variance over Budget	\$ 12,424
Reserve Balance 6/30/18	\$ 763,988

June was an excellent month for Mutual 10, resulting in a surplus of \$15,024 for the month.

We are not yet “in the black” year to date but we’re getting close. The good news is that we are \$12,424 ahead of where we expected to be at this time. Our reserves are very healthy although we are planning on significant roof replacement costs over the next few months. As a board, we put considerable thought into scheduling major projects within the Mutual while still maintaining a substantial reserve balance. Without adequate reserves, residents could be faced with large condo fee increases or special assessments. That’s the last thing we want to have happen.

Electricity costs – our largest controllable cost – are up 7% over last year. Some of that could be related to the number of days in the billing cycles but some of it is definitely usage. The hot, hot weather we have been having is certainly a factor. I would like to remind everyone, however, to be conscious of their usage. Turn off the lights when you leave a room, run the dishwasher in the evening, etc. Every little bit helps.

As always, please feel free to call me at any time if you have a question about our finances. I can be reached at 240-669-8954 or via e-mail at janetmartin@earthlink.net



Landscaping Report

By Dora Pugliese

What a summer! Three weeks of drought and then a week of rain – great for the grass and the trees but the weeds are getting bigger.

I would like to thank all residents who received notices about their foundation plantings and took care of the problems right away. (There are some regular procrastinators who always need two notices before doing what they need to.) Now is the time to call a contractor because it is their busy time and you want to get on their schedule.

We now have over 100 deer living in Leisure World – some of them look sick and underfed so they are starting to eat plants which they never touched before: Petunias, Angelonias, Salvia,

Black-eyed Susans, Asters, even Yuccas. They are also eating bushes. I found that “Bobbex Deer Repellent” works well. You can find it at Behnke Nursery on Route 1 or on Amazon.com. “Liquid Fence” doesn’t work well this year. I don’t know if the formula has been changed or if too many people are using it and therefore the deer got used to its scent.

If you have any questions for me, please call or email (both listed on the front page, left column).

summary

Summary: M10 BOD Meeting on June 28, 2018

General Manager Presentation and Report:

- The LW financials through the end of June show operating expenses are under budget. June unit resales showed 32 property transfers equaling \$135,200. Transfer totals for July will be reported next month.
- The Administration Building/Clubhouse 1 site plan was completed and submitted in early July.
- The Internet/Broadband usage survey returns have been received and totals are in the process of being compiled.
- The General Manager reported that all Advisory Committees have reviewed and approved the proposed 2019 budget for their cost given centers. The Budget & Finance Advisory Committee will make a recommendation to the LWCC Board of Directors for final approval at its August meeting.
- The open resident forum for the 2019 LWCC budget will be held on August 9 in the Crystal Ballroom from 3pm-5pm.
- The General Manager has met with the new WSSC liaison to LW. Both Trust and mutual plumbing issues will be addressed through this person.

Mutual Business:

- President Salazar and Board members gave a warm welcome to Janet Martin’s return to working with our mutual board as Treasurer.

- Treasurer Martin reported a good financial month of July. It has greatly reduced our annual deficit and reflects a better position than had been budgeted for the year... all monthly invoices were approved for payment. The 2019 mutual budget expenditures were discussed, with much focus on roof replacements and tree trimming.
- Director Pugliese reported no downed trees or property flooding in our recent heavy rains.
- Director VanScoyoc mentioned the next mutual social will be the wine and cheese social in late August. (Flyer attached)
- Director Eisenhaur added that the proposed new PPD software will allow online requests and monitoring of job ticket status through our mutual assistant. Also, annual service agreements to residents will be offered and started throughout the year at any time as opposed to only at the start of the year.
- President Salazar noted that power-washing was proceeding (4 units at a time). Also, gutter cleaning by a new provider was discussed; a determination was made to clean all mutual gutters in December. Before that time, Director Salazar is available to do spot-cleaning when needed.
- An application will be placed in the Tidings to recruit residents for a Landscape Committee to support Director Pugliese's work in that area.

you inadvertently attempt to open it, you will be linked to various pages and eventually asked to purchase software to open the file. DON'T! Fortunately, it doesn't appear to damage a computer, it's just an annoyance.

- **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 (**301-598-1325**); **Paper/print**, in a paper bag or tied with string, to be put out the night before for **Wednesday** pick-up only.

• **Consistent Reminders:**

1. Dogs must be on a leash and their "gifts" need to be scooped up.
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.



This & That

- **A message from Dotty VanScoyoc, Hospitality Committee Chair:** SAVE THE DATE! The Mutual 10 Wine/Appetizer and Soft Drinks Social is August 25th at 4:00 p.m. in Clubhouse II – Activities Room. Come to socialize with your neighbors!
- **A message from Paul Eisenhaur, M10 Secretary & LW Board Chair:** A bogus email has been sent to LW residents the last few weeks. If you received it, just delete it. It requests that the recipient open an attached or shared file named Onedrive.pdf. Typically the sender will look like someone you know. If

- **Best time to buy in the month of August....** Bathing suits and flip-flops: Swim season is officially over and stores don't want shelves of swimwear that no one is going to buy. Snag them on clearance now...or pay much more right before heading out on a spring trip. (Source: CNBC)



THE RULES

Rule Refresher

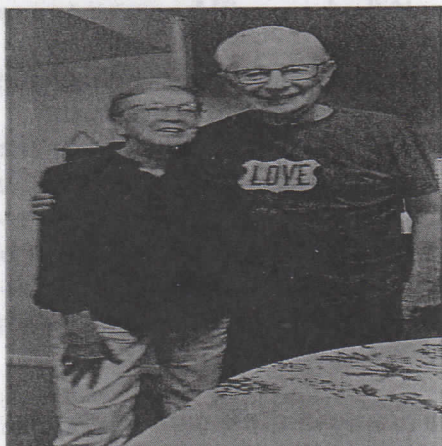
Let's revisit the rules for Mutual 10 (posted on our website www.lwm10.com)

We'll print them in each Tidings, a few at a time.

Visitors: Residents should call the Main Gate at 301-598-1044 to provide notification of expected visitors. The Main Gate is open 24 hours a day. Residents are responsible for assuring that visitors follow all Mutual Rules.

In the Spotlight

Meet: John and Frances Renehan!



John and Frances have lived in Leisure World for three years and have enjoyed the relaxing retirement life they experience in Mutual 10. Both lived in Maryland most of their lives. Frances grew up in Northeast Washington, D.C. as the youngest of five children – two sisters and two brothers. Then she studied Liberal Arts at Immaculata Junior College. John grew up in the Baltimore area and moved to the D.C. area as a child with his family, which included an older brother and older sister. John then graduated from Mount

St. Mary's University in Emmitsburg, MD with a degree in English.

It was soon after that John and Francine married and started their lives in Prince George's County – eventually with their family of six children. John began his 30 year career with the Maryland Department of Parole and Probation as a parole officer. It was a stressful job where John's career saw him eventually become supervisor of Maryland's southernmost three counties. Once retired from there he worked awhile as a Courtroom Bailiff. Frances stayed home to raise the children for 17 years before going to work for a commercial supply company for 12 years, then as Vice-President for a computer software firm for 17 years.

For most of this time they lived in the same house for 48 years in Lanham, MD. Knowing people in LW and feeling the need to downsize to a smaller place, they moved here. After all the years and memories in their home, moving was hard but it was made a lot easier once at LW and the convenience of our leisurely lifestyle was realized. Frances and John are active in the Salvatorians religious order and both are regular users of the LW Fitness Center. Typical of our really fine Mutual 10 residents, we are glad to have both John and Frances as neighbors!



Next Board Meeting

Mutual 10 Board Meeting will be held on August 23 2018, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend.

Application for Landscape Committee Membership

Dora Pugliese, first Chair of the Landscape Committee, needs volunteers. Please read the "job description" narrative below to determine if you are a fit for the committee and **submit this form to Roberta Carter, Mutual Assistant**, in the Administration Building, **by Friday, August 17, 2018.**

Are you one who likes to garden, grow flowers, and knows the difference between a weed and a flower? If you'd like to keep Mutual 10 beautiful, then apply to join the first ever Landscape Committee. This committee will be a working one – outside in the field mostly. Members will meet and discuss desired projects in early March; do a spring inspection of the whole Mutual (33 acres); discuss our findings after the inspection including determining which units' foundational plantings need work by the owner or do not comport with the M10 landscaping rules; schedule a meeting with the LW landscape contractor and LW grounds' manager to do a walk-about with them; make decisions as to where the budgeted money needs to be spent for the year. (There is a lot of walking during inspections - about 1.5 hours - so one would have to have the stamina and a steady gait to walk on oftentimes uneven ground.) The biggest expense is keeping trees healthy. The Mutual is over 40 years old and many trees are getting to the end of their lifespan. Decisions have to be made as to when to trim or cut down and where to plant. When a tree is planted, usually in the fall or early spring, if there is a spigot available close-by, we have water bags to fill up every 5th day – if there is no spigot one has to water the tree 3 times a week by bringing water containers to the site. The water containers weigh 20 pounds and each tree needs 2 containers of water. (Driving a vehicle and a fair amount of strength is necessary.) During late spring and throughout summer and fall a Landscape Committee member needs to be available ½ hour to 1 hour per week to fulfill their designated tasks. In wintertime the committee will meet once per month to plan for the following year.

If interested, fill in below and **submit this form to Roberta Carter, Mutual Assistant, by 8/17/18*

Name _____

Address _____

Phone # _____

Email Address (if you have one) _____

I'm a good fit for this Committee because _____

(Write on back if you need more space)

WINE-SOFT DRINKS-APPETIZERS

SATURDAY, AUGUST 25TH

TIME: 4:00 PM

PLACE: CLUBHOUSE II- ACTIVITIES ROOM

PRICE: \$4.00/Per Person (if you bring an appetizer)

\$8.00/Per Person (if you don't bring an appetizer)

If you bring an appetizer, please bring enough for you plus 8 others

Various wine selections, soft drinks and water will be provided

Come Join you neighbors for this social event.

Cash or checks payable at the door (checks payable to Mutual 10)

Hope to see you there