

MARYLAND MUTUAL NO. TEN

The Kelmscot Village Tidings

Publication: July 2, 2018

**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

Janet Martin, Treasurer
(240) 669-8954
janetlmartin@earthlink.net

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

Sara Gordon, Director
(240) 426-0436
smo63gordon@gmail.com

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

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

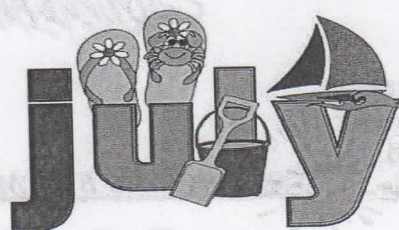
Roberta Carter
Mutual Assistant
(301) 598-1316
rcarter@lwm.com

MUTUAL WEBSITE
www.lwm10.com

July 2, 2018

FROM THE PRESIDENT

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

***President's Message:***

"We must be free not because we claim freedom, but because we practice it."
(William Faulkner: writer, Nobel Prize Laureate, novelist, playwright, poet, essayist)

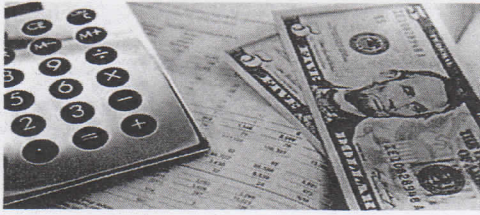
The celebration of our independence as a nation reminds us of our individual and collective strength – not too much different than the characteristics necessary for living in Mutual 10! We are an independent, self-governing body that reveres the individual resident by collectively seeing to our vibrancy and sustainability. We can only stay viable if we continue to have volunteers when the call goes out. Thank you in advance for getting involved in your Mutual depending on your interests. Here are just a few examples: Kudos to Bob Namovicz (Densmore Ct.) who recently took it upon himself to take the sidewalk bench at the end of Deerhurst to the Wood Shop for a facelift. It's a beauty now! Thank you Bob, for your volunteer spirit. Kudos to Dotty VanScoyoc (Kelmscot Dr.) for designing and organizing a community picnic supper on June 22. It was a wonderful opportunity for around 50 neighbors to eat and socialize together.

Thank you Dotty, for your volunteer spirit!

Kudos to Dora Pugliese (Kelmscot Dr.) for working with Montgomery County in the design and planting of a "rainscape" on the Lindsey/Kelmscot hill. The entire project cost \$7000 but a rebate from the county to the tune of \$4,155 will be sent to us because it met the specifications for a rain garden. Thank you Dora, for your volunteer spirit!

Here's your chance to volunteer. Leisure World is seeking residents to serve on the Community Corporation Government Affairs Advisory Committee. This requires a background in law or government relations or legislation drafting or local and state government process. The term will run from August 1, 2018 through July 31, 2019. The committee meets the second Monday of each month at 2:00p.m. in the Sullivan Room in the Administration building. Attached is the application which is due to our Mutual Assistant, Roberta Carter, by Monday, July 30. Please consider this opportunity to get involved.

"We on this continent should never forget that men first crossed the Atlantic not to find soil for their ploughs but to secure liberty for their souls."
(Robert J. McCracken: writer)



Treasurer's Report

(Numbers supplied by Ingrid Por, M10 accountant*)

Income = \$452,579

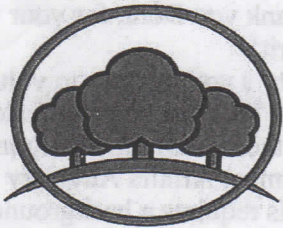
Expenses = \$479,148

Deficit = \$43,229

Variance over Budget = \$2,600

Reserves as of May 31, 2018 = \$788,899

*We are happy to report that Janet Martin, treasurer, is recovering nicely and is hoping to attend this month's Board meeting. Thank you Ingrid Por and Dawn Gaynor for being terrific substitutes while Janet was on hiatus!



Landscaping Report

By Dora Pugliese

Summer is officially here with hot dry spells. If your lawn has been seeded, water it – preferably in the morning - with a soft spray every day. If you have new sod, it needs to be soaked for at least it needs to be soaked for at least 15 minutes every day until established. Tree work is being done this week. We lost several trees to the frost of this winter and borers are still killing our Ash trees. We don't have too many left. They will be replaced by different trees. I saw a lot of weeds around houses when I did a walk-about. This weather is perfect for them. Thanks for taking care of this problem. Mosquitoes are back. Do not leave water in the saucers under your planters. If you work outside, wear long pants and long sleeves - mosquitoes do not bite through clothing. For your exposed skin use insect repellent, citronella candles or

mosquito lamps. Butane powered repellents have limited effectiveness. Bug zappers kill beneficial insects and very few mosquitoes. Use fans on your patio when you are seated outside. Mosquitoes do not like wind. There has been no plant that has been scientifically found to keep mosquitoes away. For more information, go to "The American Mosquito Control Association" ("Frequently Asked Questions about Mosquitoes").

Happy Summer!
Dorapugliese1@verizon.net

Summary

Summary: M10 BOD Meeting on June 28, 2018

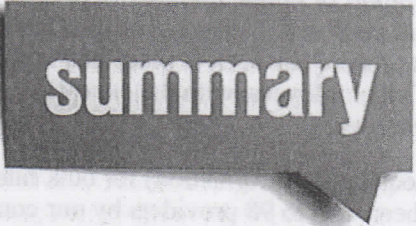
By Paul Eisenhour

General Manager Presentation and Report:

- The LW financials through the end of May show operating expenses are under budget. Resales fund contributions this month are on a pace to increase the contribution made last month, which was \$164,600.
- The Administration Building/Clubhouse I site plan is expected to be complete and submitted by early July.
- An Internet/Broadband usage survey should have been received by all residents by now. Its purpose is to give a sense of how many residents use the internet which will help determine the decision to secure a bulk internet/broadband contract. All surveys should be completed and returned to the Administration Building offices or to E&R.
- The General Manager emphasized the process for performing road resurfacing on Trust properties. Annual inspections are done early in the year to identify road areas which show signs of impending damage (which can easily be seen when searching for it). These inspections are done by PPD and submitted for approval to the PPD Advisory Committee (made up of LW residents). No repair is arbitrary.
- The General Manager will be meeting in the next few weeks with a newly appointed WSSC liaison to LW. Both Trust and Mutual plumbing issues will be addressed.

Mutual Business:

- President Salazar noted that the pilot program for the power washing of fences/homes (4 units) proved that our vendor did a good job, but the increased time for complete washing was considerably more than expected. A higher price was quoted and deemed quite acceptable to the mutual board as it is a mutual-covered expense. President Salazar also discussed the trash truck tires wearing on or damaging the grass next to the entrances of driveways/alley-ways. She met with the boss of the trash truck drivers and he promised that his drivers would be extra careful to avoid damaging the grass. He did note though that other trucks could be a problem too: FedEx, UPS, PeaPod. His truck drivers have witnessed those trucks cutting corners on occasion.
- Dawn Gaynor, Director of LW Accounting, reported healthy finances which were boosted because of savings from electricity charges - typical at this time of year. All monthly invoices were approved for payment.
- Vice-President LeRoy Salazar discussed some clogged gutters being an issue in spite of gutter cleaning twice a year. He mentioned he will attend to those problems himself as they crop up before a scheduled cleaning.
- A discussion acknowledged the growing need for tree trimming, especially the mature trees by Ludham/Kelmscot, and others. This will be addressed in the upcoming budget discussions.
- Director VanScoyoc stated how well received the recent social picnic was, which was originally scheduled for the Lanai but moved to Clubhouse I, Maryland Room due to nasty weather. She, as well as other Board members, received many positive remarks about the event.
- Director Eisenhaur thanked resident Mike Showalter for his list of useful LW contacts that will be out on both the Mutual website and portal.



summary

Summary of LWCC Board of Directors Meeting:**By Paul Eisenhaur**

The summary of the 6/26/2018 meeting is as follows:

- * LW community finances have produced a YTD budget surplus of \$6625.
- * The May Consumer Price Index for the DC is the % increase driver LW is legally allowed to increase by... the figure used for the 2019 budget is 2.5%. That would be an increase from the 2018 direct facilities fee from \$170.50 to \$174.75.

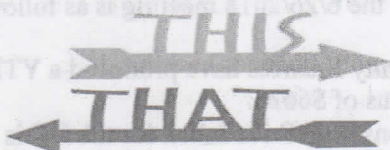
Action Items:

1. The LWCC BOD approved the 2019 Budget Assumptions as recommended by the Budget and Finance Advisory committee. BOD action on the final budget will be taken at the August BOD meeting; an assumption is a draft framework of the budget.
2. The LWCC BOD approved the renewal of the community annual insurance coverage with The Travelers Insurance Group, effective August 1, 2018. The LW insurance broker checked 19 insurance company's rates and coverages and found Travelers the best choice to meet our needs. For this policy, premiums and coverage will remain the same as last year.

Updates:

- * The Site Plan for the new Administration/ Clubhouse I project is being finalized with engineering and landscape updates to be submitted by the end of June 2018 to MNCPPC Staff, to schedule a revised hearing date.
- * The old Fitness Center renovations (the new ping-pong room) are expected to be complete by the end of July.
- * The RFP (Request for Proposal) for the LW Strategic Plan was sent to 17 vendors. Returned proposals are expected to be returned by August 3, 2018.

- * A detailed report of online training for all LW management staff was distributed as an FYI to the BOD. This process has been in place and is demanded of all employees, with the exception of seasonal workers.
- * An RFI (Request for Information) for bulk internet usage has been sent to 98 providers by our consultant CTC. The information collected will be used in decision making for the next contracted provider to LW.
- * The July BOD meeting will begin in a closed session at 9am to discuss the results of the General Manager evaluation. The regular open meeting will begin at 9:45.



This & That

- **A message from Dotty VanScoyoc, Hospitality Committee Chair:** Our social event for June was the Picnic which was held in the Maryland Room in Clubhouse I. The food was wonderful and a good time was had by the 46 who attended. The picnic was originally scheduled to be held on the Lanai but because of inclement weather was moved to the Maryland Room. A special thanks to Elizabeth Warren for her help at the check in table.
- **PLACE ON YOUR CALENDARS!** Mark your calendars for the *Wine & Appetizer* event to be held on August 25th in the Activities Room in Clubhouse II.
- **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.
- **GRASS** – On occasion we see cars parked on the grass. We not only pay for grass cutting but we have to pay for its maintenance too – like seeding when bare spots appear. **Tires of vehicles do not belong on grass.** Thank you for reminding your

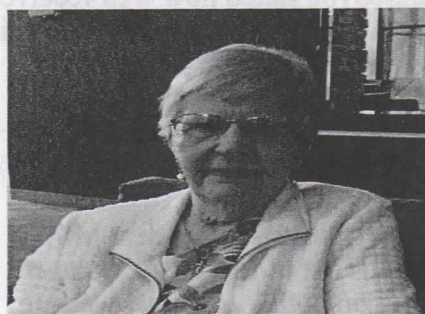
guests and helpers too (aides, cleaning service personnel, contractors, etc.)

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.
- **Best time to buy in the month of JULY.... JEWELRY!** Valentine’s Day is long gone, and there are no gift-giving holidays around the corner to boost stores’ sales. Capitalize on the lull. You could even knock out a few Christmas gifts, for example, and have one less thing to worry about when the hectic holiday season rolls around. (Source: CNBC)



Meet Marian Bochinski!



Since being born and raised in the Midwest, Marian has lived from the East coast to the West coast! She and her five siblings were born and raised in the Detroit, Michigan area where later on she met and married her husband. Their family started with two children. Soon, it was off to Iowa so her husband could do his post-graduate work in Chemical Engineering.

There, two more children were born into the family. Then, they headed to the Los Angeles area for the next sixteen years while the family grew to ten children. Many large family trips were taken to and from the Midwest. By the time Marian and her husband followed his employment to Gaithersburg, MD, most of the kids were older and some stayed where they grew up. Once all were grown, Marian went to work for The Sisters of Mercy national headquarters here in Montgomery County. Over the years since, her children have pretty much scattered around the country and have given Marian 20 grandchildren and 26 great grandchildren. With the sheer numbers and logistics of getting everyone together, partial family reunions happen, but getting everyone together is difficult. Seventeen years ago Marian and her husband decided it was time to downsize to a smaller place and they liked what they saw at Leisure World, and moved into Mutual 10. Our style of homes gave Marian the opportunity to work on a patio flower garden. Marian now participates in the LW "Going It Alone" club and plays Bridge three to four times a week. She also daily attends Our Lady of Grace. As with all of our neighbors in Mutual 10, it's a real pleasure to have Marian among us!



Paul Eisenhour
(301) 460-5588



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.

Solicitation & Signs

- Door to door solicitation within the Mutual for any purpose is prohibited. Any infraction should be reported to the Main Gate.
- One temporary real estate sign of customary and reasonable dimensions offering a unit for sale or rent may be displayed in a window. All other signs of any character are prohibited.



Next Board Meeting

Mutual 10 Board Meeting will be held on July 26 2018, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend



FROM MUTUAL 10

Americans in strength unite
This union born in freedom's light

United States, how sure we are
We'll pull together, near and far

The world can see of what we're made
Each state is of the highest grade

Determination, filled with pride
Our people's will won't be denied

Our founding fathers set to stay
The road we've traveled to this day

A quest for right cannot be wrong
With help from God, we will stay strong

Support our troops ranks number one
For the job they do is never done

When forced they put it on the line
True patriots, when called they shine

Let's raise Old Glory with a cheer
And thank all soldiers, past and here

By Roger Robicheau

ATTACHMENT A

Request to be a Member of the Government Affairs Advisory Committee

Date _____

Applicant's Name _____ Mutual _____

Applicant's Address: _____

Applicant's Phone Number: _____

Applicant's Email Address: _____

I am applying to be a representative on the **Government Affairs Advisory Committee**.

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

Signature of Applicant: _____

★ Give to
Roberta Carter,
M10 Assistant