

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
(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

June 1, 2018

Publication: June 1, 2018

FROM THE PRESIDENT

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

**President's Message:**

"June is the gateway to summer."

(Jean Hersey – writer, gardener)

You'll see many workers in M10 this month and next. Garage door replacement will be finished; old roofs will be replaced; homes and fences in need of power-washing will be done; landscaping issues will be addressed; the second phase of dryer vent cleaning will start. Phew! Be assured that your HOA fees are being put to good use. Maintenance is a constant in a mutual like ours with 158 homes and acres of outdoor space. As a Board, we're happy to improve and maintain our lovely neighborhood.

One of our tasks this year is to revise our rules. If you are an owner and would like to be a part of those discussions – helping to inform the ultimate decisions of the Board, please email me or call (psalazar1952@comcast.net/301-598-0373). I'd like to begin mid-June – dates and times TBD. Your commitment would be 2 or 3 one to one-and-a-half hour meetings. It's best to keep a working group like this small so the first 3 owners I hear from will be given a seat at the table - and if there are more, they will be on a "wait-list" in case a volunteer has something happen and cannot meet after all.

Please pay attention to the 2 additional fliers attached: one tells you all of the services afforded to you as Comcast/Xfinity users, and the other a **delicious invitation** to a Mutual 10 picnic on the lanai – we'd love to see you there!

"It is the month of June, the month of leaves and roses, when pleasant sights salute the eyes and pleasant scents the noses." (Nathaniel Parker Willis – author, poet, editor)

**Landscaping Report**

By Dora Pugliese

This winter has been very hard on our trees and bushes. We lost several of them. Some will be cut down this spring and others will have to wait until next January.

The slope at Lindsey and Kelmscot is starting to take shape – the Fringe trees are even blooming. We planted all native trees, bushes and perennials to attract butterflies and honey bees.

Peggy Salazar, our President, as well as Richard from LW Grounds Department and Austin from McFall & Berry joined me in my inspection of the common grounds – in a beautiful rainstorm! It did

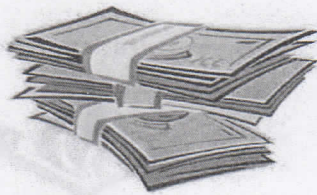
show us though where we have problems with drains clogged up with grass clippings and leaves. We found trees needing trimming – especially our Crape Myrtle trees; problems with lawns lacking grass and dead trees. We will work on as many projects as we can afford this year.

I've noticed several dead bushes around residences. When I make my inspection of the foundation plantings I'll take pictures of what needs to be corrected so that you'll have a better idea of what I'm pointing out, for you to take care of.

If you have planters on your patio in saucers, check them out. With all the rain we had, there will be water under the planters which attract mosquitoes. They are flying around already. Also, check your dog for ticks after your walks. Ticks are out sooner this year. As usual, if your dog has a tick, remove it very gently with a pair of tweezers. Check yourself out too. The Peonies are in bloom which means the ants are here – trying to get into your house and food. I don't know of any sure way of getting rid of them. If you have a good recipe, let me know – I'll pass it along. Any questions? Call or email me (first page of Tidings, left margin)

Dora Pugliese

(301) 569-0265



Treasurer's Report

By Peggy Salazar

Income = \$338,093

Expenses = \$381,322

Deficit = \$43,229

Variance over Budget = \$14,702

Reserves = \$720,606

I'll be providing you with a truncated Treasurer's Report without analysis for a while because our Treasurer, Janet Martin, is dealing with a medical issue that requires her to take a hiatus from her Treasurer's duties. In the interim, M10 will be taken care of by Dawn Gaynor, Director of Accounting in LW. She will be

keeping track of our expenses and reserves in relation to our budget and will report on our financial status at each month's BOD meeting. Just know that we are currently in excellent shape due to Janet's expertise and diligence over the years. If you have a financial question, please email or call me (first page of Tidings, left margin).

Best Wishes Janet for a speedy recovery!

SUMMARY

M10 BOD Meeting on 5/24/2018

By Paul Eisenhour

General Manager Presentation and Report:

- In the past month revenues have increased, reducing the overall budget shortfall as expected at this time of the year.
- Resales fund contributions this month are on pace to increase the contributions made last month, which was \$109,000.
- PPD Call Center will be closed from noon until 1:00pm starting Monday May 21, 2018. This will allow a full complement of staff during the typically heavy demand 1:00pm hour.
- A new WSSC liaison to the LW Community has been hired and will soon be contacted about piping issues in ours and other mutuals.
- Residents should be aware that the mid-June edition of the LWNews will have information of an upcoming, brief internet usage survey. The survey is only a card sent to each resident with basic questions about internet usage. Responses can be written and returned or entered into the online website portal.
- A new sidewalk is being put onto the north side (Norbeck Rd.) of LW by the state. It will span from Georgia Ave. at Norbeck Rd. to Baileys Ln. It will be constructed on the LW side of the road.

Mutual Business:

- President Salazar noted that the landscape contractors have been inadvertently clogging drain pipes with clippings and she will discuss with the supervisor to remedy. The same goes for the trash trucks cutting corners and running over grassy areas.

- President Salazar discussed the need to review the mutual rules. It was determined that a subcommittee of both board members and residents would be created to address this.
- April finances were essentially at a breakeven point. The warmer weather should make utility costs (our biggest expense) less of a burden since energy expenses in cold weather are more than those in warm weather. All monthly invoices were approved for payment as was the single ABM.
- Vice President Leroy Salazar discussed an imminent issue that is likely very expensive to rectify. Many unit roofs are very old and in need of replacing. Though we typically budget to replace eight roofs annually, this will not address all the roofs in need of replacement. Given this is a large financial issue, he will probably meet the budgeted amount and then request more than the normally allotted funds - reducing the concrete budget.
- A contractor will be used to power wash 4 unit fences/homes as a 'pilot' effort prior to washing all those in need, making sure our suggested bidder's work is up to standard.
- Director Eisenhaur discussed that the updated mutual rule about "leasing" is now on the portal and the bylaw change (45% quorum for annual meeting) will be finalized and updated soon as there are steps our Mutual Assistant must take with Montgomery County to make it official.
- Director VanScoyoc mentioned there will be a picnic on the Lanai June 22. The Hospitality Committee will subsidize ticket cost to make them only \$12 per resident. And, the Board felt this was so close to the LW July 4th parade that Mutual 10 will NOT participate in this year's parade.

have caused a slight budget shortfall, but is a typical seasonal trend. Also, information about a broadband/internet survey will be in an upcoming LWNews edition.

Action Items:

1. The LWCC BOD denied a waiver request by a resident to serve as BOD representative from his mutual. LW governing bylaws prohibit a resident from serving if they have a business office in the community, as in this case. Though the BOD can grant a waiver, in this case they did not.
2. The LWCC BOD resolved to allow the Security and Transportation recommendation for Gate Access Software to be added to the 2019 budget process for consideration. It will be forwarded to the Budget and Finance Committee.
3. The LWCC BOD approved the final site plan of the Admin Bldg. /Club 1 to be submitted to the county permitting commission. This plan incorporates the agreed upon traffic flow alterations made by the Security and Transportation and Community Planning Advisory Committees.
4. The LWCC BOD approved a rewritten Charter by the Health Advisory Committee. The new charter expands wording to include the committee's work to advise on community health issues along with monitoring Medstar activities.
5. The LWCC BOD approved a recommendation from the Budget and Finance Advisory Committee to convert the old fitness center to accommodate both ping-pong and card games. After much BOD discussion it was determined that funding would come from the Resales Fund.



Summary of LWCC Board of Directors Meeting:

By Paul Eisenhaur

The summary of the 5/22/2018 meeting is as follows:

- The Chair reminded the BOD members of the June 1 Appreciation Day Event for First Responders.
- General Manager reported that operating revenues

Updates:

- * The plan is to submit the final site plan for the Admin Bldg. /Club 1 to the county permitting commission by June, 2018.
- * The Strategic Plan RFP should be sent out to vendors within the next few weeks.
- * The LW budget process for 2019 is more than half-way complete and will be finalized after the May CPI index is released by the government.

New Business:

- * The 2019 GM Evaluation process was reviewed ahead of BOD members taking part in the evaluation via "surveymonkey" on June 1.

In the Spotlight

Meet Judy Ryan!



As with many Leisure World residents, Judy moved to our community to be closer to her daughter who lives in Bethesda. Judy came here from Columbia, MD almost two years ago. Originally from a southern suburb of Philadelphia, Judy graduated cum laude from the University of Pennsylvania with a degree in English and a minor in Secondary Education. Most of her degree was earned while employed full-time as a paralegal for the Scott Paper Company in Philadelphia. She hoped to teach after graduation, but that would have to wait for a while.

After graduating, Judy began a career in public affairs/communications in New York City. She accepted a job with the Public Affairs Division of Union Carbide Corporation as a manager of employee communications. After a few years Judy became manager of employee communications of Pfizer headquarters in NYC. There, she managed all employee communications, including a monthly publication.

While living in NYC Judy married and gave birth to a daughter. Shortly thereafter she and her husband and daughter settled in Minneapolis MN. Minneapolis was a pleasant relief from the fast-paced city life in NYC, which Judy very much enjoyed – though not the cold weather.

It was a great place to raise a child too. After a few years there, she and her family moved back east to the Boston area. It was there where she was finally able to realize her original desire to teach. After becoming certified, she taught high school English in Foxborough MA for three years before accepting a teaching position in Howard County, where her younger brother lives. Judy moved to Columbia and continued teaching at Centennial High School for the next ten years until her retirement. Now enjoying her retirement in Mutual 10, Judy is a new member of the LW Advisory Committee and is looking forward to taking advantage of the many courses and activities available to LW residents.

We're very happy to have a neighbor like Judy!

hello

Paul Eisenhaur

(301) 460-5588

THIS
THAT

This & That

- **A message from Dotty VanScoyoc, Hospitality Committee Chair:** SAVE THE DATE – June 22nd! Mutual 10 is having a Picnic on the **Lanai**. The Lanai is located in Clubhouse I by the outside pool. Menu: Fried Chicken, Hamburgers, Kosher Hot Dogs, and side dishes. This is a great time to celebrate summer with your friends and neighbors. If the weather does not cooperate, we will hold the Picnic in the Chesapeake Room in Clubhouse I. Cost is \$12 per person – payment by check only at the E&R Office by June 18th. **Make the check out to "Mutual 10"**. If you need a ride, please call (240)669-4955. SEE THE YELLOW FLYER THAT IS ATTACHED WITH ALL THE DETAILS!

- **PLACE ON YOUR CALENDARS!**

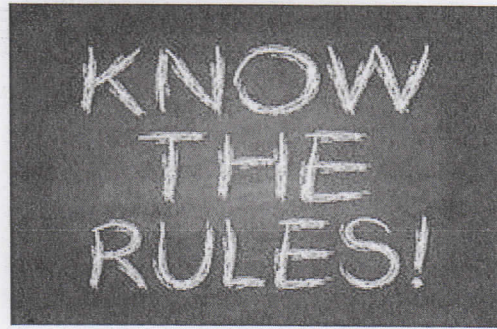
Aug. 25 Wine & Cheese Appetizer

Oct. 13 Autumn Coffee

Dec. 7 Pot Luck Dinner

- **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 JUNE....** Gym Memberships! The best deals, logically enough, sprout in June. That's when demand is lowest, as people head outdoors for physical activity. (Source: CNBC)



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.

Common areas...

"Each resident is expected to maintain a neat appearance in the common areas associated with their unit. (The common areas include driveways.) Except when in use, wheelbarrows, garden tools, and garden supplies must be kept in the garage or enclosed patio of the unit."



Next Board Meeting

Mutual 10 Board Meeting will be held on June 28 2018, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend.

MUTUAL 10 PICNIC ON THE LANAI

Friday, June 22, 2018

LANAI (by the pool) - Clubhouse I

PICNIC Buffet

Cost: \$12 per person

Social time 5:30 pm with Cash Bar

Dinner 6:00 pm

Dinner will include Fried Chicken, Kosher Hotdog, Hamburger, Potato Salad, Corn on the Cob, Salad, Cookies, Brownies, Fresh Fruit Salad, Ice Tea and Lemonade

Come join your neighbors and have a great summer evening

Sign up at E&R by June 18th

Check payable to Mutual 10

IF YOU NEED A RIDE CALL 240-669-4955



Welcome to XFINITY at Leisure World

As a resident of Leisure World, you're eligible to receive High Definition Digital Starter TV as an amenity. Your XFINITY TV service includes:

- 140 Channels
- 2 DCTs
- 2 DTAs
-

To set up, change or upgrade your service:

- Call 1-855-638-2855 to reach a dedicated XFINITY customer service representative for your property.
- Visit us online at xfinity.com.
- Find a local XFINITY Store or Service Center at xfinity.com/storelocator.

To set up or verify your account, you'll need the information below:

- Account number and PIN number (current customers)
- Address and phone number
- Driver's license number
- Social Security number

You also have the option to upgrade your XFINITY service and you will be billed separately. Upgrade options include:

- XFINITY X1, the simplest, fastest and most complete way to access all of your entertainment on all of your screens
- Higher XFINITY TV channel tiers and premium channels like HBO,[®] SHOWTIME[®] and STARZ[®]
- XFINITY delivers the fastest Internet and the most WiFi coverage throughout your home – for the best in-home WiFi experience.
- XFINITY Voice, reliable home phone service with the best call clarity
- Additional outlets, equipment and lots more

Installation is simple:

You can choose an easy-to-use Self-Install Kit or professional installation.

- For a Self-Install Kit: Pick up your equipment at a location near you, or you can have it shipped to you for a small fee.
- For professional installation: Schedule a professional installation with a two-hour window guarantee (professional installation fee applies).

Start enjoying your service before it's even installed!

Start watching TV shows and movies on your computer, smartphone or tablet right after you sign up by visiting xfinity.com/getstarted.

Call or click today to order, change or upgrade your service.
We're here 24/7 to support you.

Call 1-855-638-2855 or visit XFINITY.com to learn more today!



We're committed to delivering the best experience possible so you can do more and enjoy more of what you love.

