

## Maryland Mutual No. Ten

www.lwm10.com



# The Kelmescot Village Tidings



## Board of Directors

### President:

Jane Salzano  
301-928-2653  
janesalzano@gmail.com

### Vice President:

Bob Morrisson  
301-942-8726  
bob@eagle-wing.net

### Treasurer:

Valdon Butler  
301-288-7175  
newyork2some@yahoo.com

### Secretary:

Paul Eisenhour  
301-460-5588  
paule@lwm10.com

### Directors:

Cathy Kyle  
301-706-6477  
cbartonkyle@gmail.com

Christine Petersen  
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### Mutual Assistant:

Shanti Martin  
301-598-3989  
smartin@lwmc.com

### Tidings Editor:

Sue Morrisson  
301-942-8726  
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## Important Numbers

LW Admin.: 301-598-1000  
LW Security: 301-598-1355  
Main Gate: 301-598-1044  
Comcast: 855-638-2855

## Please Welcome Our New Officers and Board Members



### President Jane Salzano

Jane recently moved to Mutual 10 and is a 60-year resident of Montgomery County. She is a retired first grade teacher and holds a BS in Early

Childhood Education and an MS in Administration from the University of Maryland. In her "spare" time, Jane founded the Community Services for Autistic Adults and Children (CSAAC), a non-profit organization headquartered in Montgomery Village which serves 200 individuals disabled by autism (from toddlers to oldsters), and includes 68 group homes throughout Montgomery County. In addition, she has started a small business providing housing for low-income Montgomery County residents, served as President (past) of the Aspen Hill Civic Association, President (current) of the Aspen Hill Advocates, and serves on civil affairs committees.

We are so pleased to welcome you to our community as well as our new Mutual 10 President!



### Vice President Bob Morrisson

Bob and his wife, Sue, have been residents of Mutual 10 since July 2016. He is a Washington, DC native, having lived in the area all his life except for a four year term in the US

Air Force.

Bob regularly attends Mutual 10 Board meetings and has served on the Maintenance Committee. He currently serves on the Energy Advisory Committee (EAC), where he is a member of the Solar Energy and Electric Vehicle subcommittees. He also serves on the PPD Advisory Committee. Bob has spent considerable time studying the features and structure of Leisure World and its 29 Mutuels, creating several useful and informative documents.

Bob's area of expertise is IT, having worked in that field until his retirement. He worked for the Washington DC Metro, first during its start-up phase in the 70s, and then as a Shift Supervisor, managing a crew of 12-16 technicians providing routine and emergency maintenance of the Automatic Train Control (railroad signal) system. As Bob likes to say, "I was told this job was beneath my station, but my stations are beneath everybody's jobs."

Welcome, Bob! Very glad you are "on Board."

## In This Issue:

New Board (pgs. 1,2)      Landscape Report (pg. 3)      LW BOD Mtg. Summary (pg. 5)  
From the Editor (pg. 2)      Treasurer's Report (pg. 4)      Dates and Reminders (pg. 6)  
New Mutual Assistant (pg. 3)      M10 BOD Mtg. Summary (pg. 4)





Good May to You! While all issues of *The Tidings* are worth reading and contain useful and interesting information about our home, Mutual 10, this one introduces your new Mutual 10 Board of Directors! On Tuesday, April 20, we held our Annual Meeting during which board members were elected. On Thursday, April 24th, the Board agreed upon who would serve as officers. The new Board listing is contained in this issue, starting on the first page and continuing through the next couple of pages. Photos and bios are included where possible, so you can get to know everyone a little.

We are so grateful for the services of Peggy and LeRoy Salazar, who have served as President and Vice President so faithfully and with great expertise. Susan Ascencio will be mentoring Valdon Butler, our new treasurer, until she is ready to step down. Dotty VanScoyoc is also stepping down after several years of helping to keep us "social" and interactive. Thank you, Susan and Dotty! Please take a moment to say Thank you to the ones stepping down. You can contact them via email: Peggy Salazar (psalazar1952@comcast.net), LeRoy Salazar (dsalazar58@comcast.net), Susan Ascencio (seagol@hotmail.com), and Dotty VanScoyoc (dotty36@comcast.net).

If you have any thoughts about what you would like to see in *The Tidings*, please contact me via email—suemorrisson@eagle-wing.net (yes, there are two s's in Morrisson), or give me a call on 301-942-8726. I look forward to hearing from you and serving our "village" in any way that can help bring us together as a strong, vital community within Leisure World.

—Sue Morrisson, editor



**Newsletter Delivery!** I continue to seek and welcome new backup newspaper/tidings delivery volunteers. Thanks to our backup volunteers, our recent changes in newspaper distributors went very smoothly. Thanks again. What a great way to contribute to our community. Contact me if you are interested in helping out **Cathy Kyle, Director** (301-706-6477; cbartonkyle@gmail.com).



### Treasurer W. Valdon Butler

Valdon is a very well-rounded, versatile financial professional who is comfortable in positions of leadership as well as in hands-on situations. He received his B.B.A. in Accounting from the University of New Mexico. Valdon has worked for various health-related corporations all over the country, including a number of years in Hawaii. His positions included acting CFO, Director of Finance, and Manager of Finance. With over 30 years of operations and financial management experience, Valdon certainly fits the bill as treasurer for our Board. Welcome!



### Secretary Paul Eisenhauer

Paul has been a resident of Mutual 10 for over 10 years. Right off the bat he became involved in our Board and serves as our Mutual representative to the LWC C Board as well. Along with being our secretary for 3 years, Paul also serves as webmaster for four mutuels, including ours. We are very pleased that he has agreed to continue on the Board in these capacities.



### Director Cathy Kyle

Cathy has served on the Mutual 10 Board of Directors for several years and among other things, she is in charge of the distribution of *The Tidings* newsletter. Cathy very ably organizes several volunteers to deliver both *The Tidings* and the Leisure World newspaper directly to your mail box. Not all mutuels have this door-to-door service. Thank you, Cathy, for agreeing to serve another term on the Board!



### Director Christine Petersen

As chair of the Mutual 10 Landscaping Committee, Christine has been instrumental in keeping our beautiful grounds in tip-top shape as well as working with our landscaping company to prune, remove dead trees and bushes, and plant new ones.

Christine has been a gardener all her life and has enhanced the beauty of four states and two countries. We are glad she can add our Mutual to her list of beautification projects. We, and the birds and bees, are very grateful!





### Welcome to our New Mutual 10 Assistant: Shanti Martin!

Starting May 21st, Shanti Martin will be our new Mutual assistant. Kenia Ibenes is moving on to other endeavors and we are so grateful for her incredible help and assistance in so many ways. Thank you, Kenia.

Shanti comes to us with over 25 years of administrative experience. She writes, "I was employed with Long and Foster for over 14 years as a Branch Administrator working for over 100 real estate agents. I was voted as the Best Administrative Assistant in the Best of Arlington Sun Gazette for two years straight. I was responsible for meeting with agents, training agents/staff, ordering supplies, conducting sales, maintaining files, closing docs, sales reports, taking minutes at the sales meetings, designing the office and the list goes on. I am great with word, excel, publisher, taking minutes, powerpoint, great with people and organizational skills.

I am super excited to be here and cannot wait to serve you guys with best customer service I could offer. I have completed two years of college at Howard University and I am a mom of 5 kids. My son: Isaiah, My daughter Savannah, 2 cats Lance and King Arthur and Jake my yorkie poo."

checked your foundation plantings you take care of this. I am in the process of contacting landlords. Each landscaper on my list has been used by Mutual 10 residents.

Spent daffodil flowers can be cut off and the leaves left to die naturally as they feed the bulbs. After your azaleas bloom you can trim them.

Deer have been spotted on Deerhurst Ct so it is time to think of spraying. I personally use Bobbex but there are other manufactures. More vegetation will be planted in the rainscape garden next month. Native plants are usually not eaten by deer. If you are looking for a plant to grow on a trellis, look for Lonicera sempervirens common name Virginia honeysuckle. It is a fast grower and has lovely flowers .



Lastly there is still a need to increase the landscaping committee. So if you are interested in helping please contact me either by phone (757-414-3849) or email ([cmpkayak@gmail.com](mailto:cmpkayak@gmail.com)).

### Landscapers Available

- Jose Mayorga..... 301-346-5880
- Bill Bowers..... 301-831-7893
- Mark Emmell ..... 301-249-3655
- Marcus..... 301-610-9721
- Carlos Gavidia ..... 240-305-8813



### Landscape Report

Christine Petersen  
Director

Last week I did a walkthrough with Aaron Tenley arborist and a member of the staff at McFall and Berry. We developed our list of what needs to be done to maintain trees and garden beds in Mutual 10. At this time I am delaying the planting of new trees until fall because of the cicada invasion. This last week in April saw McFall and Berry spend 2 days edging beds, weeding and replacing mulch. They did a good job. Each year after the Trust Property is cleaned up the mutuals are taken care of. Someone has to be last and this it was our turn.

As I inspected the plantings around every house this week, I found lots of weeds, bushes needing to either be trimmed or removed, and branches touching gutters and siding. These are violations of our Mutual rules. Therefore, I respectfully request if you have not



### Comcast Customer Service Contact

Willis Gray is Leisure World's Customer Account Representative for Comcast. If you are experiencing something serious when it comes to Comcast (TV or Internet), contact Mr. Gray directly: 11800 Tech Rd., Silver Spring, MD 20904; 443-370-5018 or [willis\\_gray@comcast.com](mailto:willis_gray@comcast.com)

For regular customer service - if you are in need of a technician or service, call LW Comcast Bulk at 1-855-638-2855.



## Treasurer's Report

### Valdon Butler, Treasurer

Our finances through March 2021 are as follows:

Income	\$ 351,378
Expenses	\$ 394,484
Excess	\$ <43,106>
Variance from Budget	\$ <12,122>
Reserve Balance as of 3/31/21	\$ 797,418

The beginning of the year is as expected and we are financially on target. The utilities took a hit for March and impacted our Year to date balances but that is not unusual this time of year. Mutual 10 has a strong balance sheet and good solid cash flow. We completed our 2020 draft audit with Gross Mendelsohn Accounting and with no exceptions and a few adjustments we expect to have the final shortly. When we receive the final it will be available for anyone interested for review.

Thank you to all residents for continuing their part to help keep utility cost down. It is helping the community maintain control of cost and supporting a well-balanced operating budget.

Stay safe, stay connected, and feel free to contact me (301-288-7175 newyork2some@yahoo.com) with any questions about the community finances.

## Summary of Mutual 10 Board of Directors Meeting Held on 4/22/21

Paul Eisenhour  
Secretary

The meeting began with an organizational meeting for the board members to choose officers. The LW Assistant General Manager, Crystal Castillo, officiated. The officers are:

- President: Jane Salzano janesalzano@gmail.com
- Vice President: Bob Morrisson Bob@Eagle-Wing.Net
- Secretary: Paul Eisenhour p\_eisenhour@comcast.net
- Treasurer: Valdon Butler newyork2some@yahoo.com
- Board Member: Christina Petersen  
cmpkayak@gmail.com (also 1st to Rep Mutual 10)
- Board Member: Cathy Kyle cbartonkyle@gmail.com  
(2nd in line to Rep Mutual 10)
- Board Member: Susan A seagol@hotmail.com

The regular monthly board meeting then proceeded.

LW General Manager Report by AGM Crystal  
Castillo:

- The month of March 2021 ended with a budget deficit. So for the year, LW is \$28,000 over budget. Traditionally, activity in the Winter is slow and this budget figure is pretty typical. A significant factor causing the deficit is the lack of revenue from Clubhouse events.
- The 2020 budget audit has been completed by the outside auditors. The LW audit Advisory Committee will pass their recommendation for approval to the LW Board of Directors at it's April meeting.
- Property transfers for the community was 31 for the month of March.
- Physical improvements to Clubhouse I will include a new drop-off circle by the Terrace Room as well as a reconfiguration of the loading dock area. Construction is scheduled to begin mid-summer 2021.
- Discussion for safe reopening of Clubhouses is happening. Safety protocols from the state and county will be followed.
- The gate access project continues. All gates have new gate arms. These arms will lower after any car passing through so allow the arm to lower before passing through (previously, cars could "piggy-back" with the car in front of them – no more). Initial testing with a small number of vehicles is ongoing. Until the five months of testing of the access software is complete, being waved through by the gate guard will continue.
- Forgiveness of the 2020 PPP loan has been submitted to the lender, Bank of America. After 30-60 day processing, it is submitted to the government (Small Business Admin).

### Mutual Business:

Being new to this mutual board, President Salzano deferred to chairing of this meeting to VP Bob Morrisson.

- American Striping was chosen by resolution to re-paint yellow curbs; they will begin work once temps are consistently over 70 degrees.
- All residents should know that Shanti Martin is the new mutual assistant.
- Director Eisenhour pointed out to new members that county regulations requires them to take the online CCOC course on mutual operations within 60 days. He will provide members with the online link.
- Director Petersen mentioned that needed drainage work, plant estimates for the rain garden, and estimates of specific tree removal has been slowed due to a work backup with McFall and Berry landscapers.





*Mutual 10 BOD Summary, continued*

- Director Kyle mentioned that given the impending departure of residents who delivered the newsletter/ LWNews, all positions have been filled by other resident volunteers.
- Treasurer Ascencio reported that March and YTD finances on target with the mutual budget. Also, there are very few delinquencies reported. All monthly mutual invoices were approved for payment.

## Summary of Leisure World Board of Directors Meeting Held on 4/27/21

Paul Eisenhaur, Secretary

- Medstar will start delivering the Moderna vaccine to home-bound residents this week.
- Fitness Ctr Hours: to re-implement operating hours when the contractor is not on-site to monitor Covid protocols (evening, early am, weekends), it is a risk assessment decision by the LW BOD. Given that this is a safety issue, the BOD would first want to have recommendations from both the Health and E&R Advisory Committees regarding operations. Those discussions should begin soon.
- The spotty yet ongoing problems LW residents have been experiencing with Comcast service has prompted recent on-site visit of service personnel to address possible infrastructure issues. Management also contacted legal counsel and members of the Technology Committee regarding reporting structure requirements going forward.
- The Clubhouse I enhancement project is being reviewed by the county planning and permits are being processed. It is expected to commence this summer and completed by year's end.

### ACTION:

1. The LWCC Board of Directors approved the recommendation of the Audit Advisory Committee to accept the 2020 Audit Report of the Leisure World of Maryland Trust performed by the CPA firm of Gross Mendelsohn & Associates, dated March 30, 2021.
2. The LWCC Board of Directors approved the request from Montgomery Mutual for a waiver of the resale fee of \$3800 in the purchase of a unit in the Mutual to use as a Management office and with the intention of selling the unit and the staff to move into a Mutual office in either a renovated or new Administration Building when completed. An amendment was added to assure the fee is paid and accrued interest returned in the unlikely event that an eventual move is not

made. The initial reason for the move was the apparent unhealthy air quality conditions that will eventually be remedied.

3. There were two resolutions regarding the extent of Trust Facility Reserve Study/Peer Review were that deferred to the May 2021 BOD meeting. The recently passed state legislation (thru the house and senate, and reasonably expected a governor approval) had a very significant impact on the resolutions that made them appear to be competing. The two will need to be reconciled before the next meeting.
4. The LWCC BoD authorizes the LWCC Chairperson to sign the contract between LWCC BoD and Management Matters, LLC, an executive search firm retained to assist in the search for a General Manager for LWMC. The Chairperson is authorized to approve payments to Management Matters, LLC when counter signed by the LWCC Executive Secretary. The amount of the contract is not to exceed \$36,000 and funds to come from the Contingency Fund. NOTE: typically LW contracts are signed and executed by the General Manager. For this specific effort to hire a new General Manager, this resolution is explicit about the process authority of the BOD Chair.
5. The LWCC Board accepted the recommendation of Management Matters, LLC and the Special Personnel Committee that a compensation package be approved for the purposes of advertising the position as follows:
  - Annual Salary in the range of \$250,000 to \$300,000
  - Performance bonus based on up to five objectives of \$10,000 in the first year
  - Confirmation that the Board is willing to consider entering into a multi-year contract (2 to 3 years is recommended)
 NOTE: salary figures were determined to be an expected range by the four search firms interviewed to conduct the search.
6. The LWCC BOD approved two recommendations by the Communication Advisory Committee:
  - a. The revised Leisure World Communications Advisory Committee Charter dated 15 March 2021.
  - b. Directs the Communications Advisory Committee to develop recommendations in coordination with LWMC Communications Staff in the following areas: Advertising Pricing Strategy, Vendor Contracts, Editorial Policy Ideas and Initiatives. Transition to Digital Initiatives and Development of an Integrated Digital Communications Strategy. Updates on the status of these programs shall be given quarterly, or more often if needed, starting with July 2021.





## LWBOD Minutes, continued

7. The LWCC Board of Directors approve the renewal of the Motivational Fitness contract for a 3-year period, as presented. Total cost of the agreement for thirty-six (36) service months, commencing June 1, 2021 and concluding May 31, 2024 is as follows:

- a. June 1, 2021 – May 31, 2022 for seventy-two thousand eight hundred forty-one dollars (\$72,841.00)
- b. June 1, 2022 – May 31, 2023 for seventy-four thousand two hundred ninety-eight dollars (\$74,298.00)
- c. June 1, 2023 – May 31, 2024 for seventy-five thousand seven hundred eighty-four dollars (\$75,784.00)

Annual price adjustments will be capped at a maximum of two percent (2%) after the first year, effective, June 1, 2022.

Any questions, please contact me. Paul



**May 27 @ 9:30 AM:** Mutual 10 Board of Directors Meeting via Zoom (with video or phone). All Mutual 10 homeowners are encouraged to attend. Attending this meeting is a great way to get to know others in our community. Here's how to join the Zoom meeting:

**Via Computer:** Carefully type the following link in your Internet browser address bar:

<https://tinyurl.com/LWMC-Zoom1>

**Via Phone:** Dial 301-715-8592  
Meeting ID: 835 046 4611  
Passcode: 3547



**Mutual 10 Website:**  
[www.lwm10.com](http://www.lwm10.com)

For those of you who use the internet, please know that the mutual 10 external website is a very quick way to access needed info about mutual operations. You'll find:

- Links to: LW Amenities, mutual units/rules, mutual archives of newsletters/monthly mtg minutes, pic gallery of residents.
- Also, there are tabbed links to 'Maintenance: Who Pays', Zoom connection to monthly meetings, m10 Emergency Preparedness Plan, Comcast FAQ's, and more

## REMINDER

- **So You Have a Dog or Cat?** Did you know that Mutual 10 has a book of "Rules" (available on our website [www.lwm10.com](http://www.lwm10.com)) which clearly outlines your responsibility as a pet owner?

The short and sweet of it is your dogs and/or cats must be registered with the mutual, **must be on a leash** when outside your home/patio, they should be kept quiet and under your control, and their "gifts" should be scooped up, placed in a bag, and disposed of in your home trash receptacle. **DO NOT** leave the poop bag somewhere else in the community.

- **"But the Birds/Squirrels/Deer/Chipmunks/Etc. Look So Hungry!"** Despite our compassionate desire to feed the Leisure World wildlife, the Mutual 10 Rule Book has very clear guidance: "It is forbidden to feed wildlife within Leisure World of Maryland. This includes, but is not limited to, deer, geese, birds, squirrels and chipmunks." Cute as they are, our wildlife does very well on their own.
- **Outside Decorations Reminder.** Remember, **nothing** may be attached to siding (including the siding on the house inside your patio) or to the fencing/gate (you may use plastic wreath hangers). 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. (Note that all gates, fencing and siding are owned and maintained by M10.)
- **About Your Home Garbage/Recycle Pickup Days:** Below is the schedule for garbage and recycling pickups, along with specific requirements for each. (Note that garbage and recycling containers may be put out the night before their pickup days.)
  - **Garbage.** Pickup days are **Monday and Thursday**. Please be sure your garbage can is tightly covered (crows are very clever).
  - **Glass/Metal/Plastic Recycling.** Pickup days are **Monday and Thursday**. Recycling should be in the appropriate blue container. If you need a blue container, you can get one from PPD.
  - **Paper/Cardboard Recycling.** Pickup is on **Wednesday only**. Paper/cardboard should be placed in a blue recycling container. Large boxes may be set out separately. Please secure properly so paper doesn't fly around when windy.
  - **Yard Debris.** **BY REQUEST ONLY** on **Monday and Thursday**. Call the Grounds Department (301-598-1314) to notify them you have yard debris for pick-up. Use the tall, brown paper yard-recycling bags and place them near the street.