

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

Susan Ascencio, Treasurer
(703)-405-1313
seagol@hotmail.com

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

Cathy Kyle, Director
(301)706-6477
cbartonkyle@gmail.com

Christine Petersen
757-414-3849
cmpkayak@gmail.com

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

Kenia Ibanez
Mutual Assistant
(301) 598-1370
kibanez@lwmc.com

MUTUAL WEBSITE
www.lwm10.com

November 1, 2019

Publication: November 1, 2019

FROM THE PRESIDENT

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



"In November, the smell of food is different. It is an orange smell. A squash and pumpkin smell. It tastes like cinnamon and can fill up a house in the morning, can pull everyone from bed in a fog. Food is better in November than any other time of the year." (Cynthia Rylant: Author, librarian – who has written 100+ children's books)

I want to thank Dora Pugliese for her service on our Board for many years and her work as Landscape Committee Chair. Unfortunately she has had to resign due to health concerns. Christine Petersen will take her seat on the Board until Dora's tenure is up, and will be in charge of landscaping from now on. She could certainly use some help on the Landscape Committee, so if you are interested in assisting Christine in her quest to keep our trees healthy and our mutual looking beautiful, please contact Kenia, our Mutual Assistant (phone # on the left hand margin of our Tidings). We wish only the best possible outcome for Dora.

We've been having additional plumbing issues in a number of homes. Even though the culprit is mainly tree

roots, I want to remind you what should NEVER find their way into your sinks or toilets. Our plumbers totally agree...

Kitchen Sink/Garbage Disposal No-No's

Bones, celery, coffee grounds, egg shells,
fruit pits, cooking grease, pasta, potato peels

Toilet No-No's

Wipes (of any kind, even if the package says "flushable" – not to be believed!)
Q-tips or cotton pads, diapers/sanitary pads (baby or adult), dental floss, paper towels or tissues, medication, cigarette butts, kitty litter, hair, gum, cooking grease, fish, food

Traditionally we combine November's and December's board meetings to avoid the holidays, so our next meeting will be the 2nd Thursday of the month, December 12, at 9:30 in the Sullivan Room in the Administration Building. In January, we will be back on schedule - the 4th Thursday of the month, with a meeting on January 23, 2020.

"The month of November makes me feel that life is passing more quickly. In an effort to slow it down, I try to fill the hours more meaningfully." (Henry Rollins: Singer, songwriter, activist and columnist for Rolling Stone Australia and LA Weekly)



Landscaping Report

By Dora Pugliese

I am dealing with health problems so I made the decision to resign from the Mutual 10 Board of Directors and the Landscaping Committee. I have enjoyed making Mutual 10 more attractive with more than 70 trees planted under my supervision. Some of you were not happy when you received notices about your untidy foundation plantings but you did comply with a little push. As a result our houses are selling for high prices and our Mutual is looking great. We are happy to have, over the last few years, the installation of new fencing, siding, garage doors, and roofs, thanks to all of our board members who work well together, putting in long hours. We've always had terrific treasurers who kept the landscaping budget under control from - Jim Hummel to Janet Martin and now Susan Ascencio.

Thank you to Christine Petersen, a Master Gardener, who has agreed to be my replacement for the remainder of my tenure on the Board and in charge of landscaping. We worked together for the past year so she knows the Mutual well and especially which trees need help. I'll assist her as much as I will be able, but you are in good hands with Christine.

You still will see me around the Mutual and I'll be glad to chat with you!

Landscaping Report

By: Christine Petersen, New Landscape Committee Chair and M10 Director

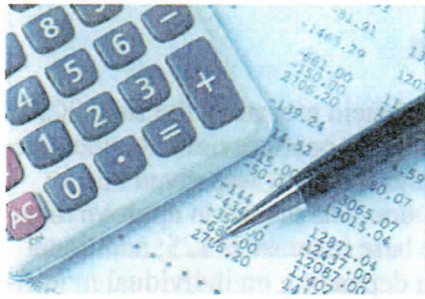
I moved to Leisure World almost 3 years ago and never looked at any other housing than our patio homes. My parents gardened and I have had gardens of my own for a long time. My first 2 gardens were in the sandy soil of NY's Long Island. When we retired in 2001 to Virginia's Eastern shore, I had to learn to cope with clay soil and salt water spray. That was when I took the Master Gardeners 'course. This group had me doing lots of projects for free in the community, including reproducing Thomas Jefferson's herb garden at Kerr Place, a historic house in Onancock. Here in Mutual 10, using trial and error and good advice from my son who lives locally, I have created colorful spaces around my house

In addition when I lived on the shore I was involved in setting up and doing the course work of the Eastern Shore Master Naturalist Group. I have counted bird eggs and birds like Ibis as the shore is a gateway for bird migration. So I am glad the Hawk is around to take care of pests.

I will try my best to be the kind of steward Dora has been for the past few years. So if you have concerns, questions, problems with your landscaping or patio garden don't hesitate to call me at 757-414-3849, my cell. As a retired school library media specialist (librarian) I do know where to go for answers.

Here's a tip: After I turn my patio tap off, I cover the hole in my cupboard with a very fine grass-cloth mesh held up with duct tape to keep mice out of the house.

Christine Petersen 757-414-3849



Treasurer's Report

By Susan Ascencio

Our finances through September 2019 are as follows:

Income	\$ 1,001,056	
Expenses	\$ 945,169	
Excess	\$ 55,887	
Variance from Budget		\$ 66,976
Reserve Balance as of 9/31/19		\$ 764,228

The month ended with a surplus of \$15,072, leaving the total surplus year-to-date of \$55,887. The Utilities year-to-date continue to run under budget. The 2020 budget was approved by the Board at the October 24th meeting with no adjustments. The new condo fees that become effective on January 1, 2020 will vary for each of you based on any credits due or additional charges applied for bonus rooms etc. Once the specific fee is calculated you will be notified. For those with automated payments don't forget to reset your autopay for the new monthly amount.

Feel free to contact me with any questions about the community finances. I can be reached via email at seagol@hotmail.com or by phone at 703-405-1313.

LW Email Blasts

The LW Communication Dept has begun using a new communications mode to augment those already made available to our residents (website alerts, website news briefs, TV channels, Leisure World News, posters/flyers, etc.). The new mode is an email blast using resident email addresses that are available in the community portal resident profile. Email blasts provide timely messages from management to draw residents' attention to important information regarding the community. Those residents registered on the community portal and have entered their email address will receive the blasts.

The hope is that with the increasing modes of communications, residents can figure a mode or combination available to them that can maximize the information they receive.

The motivation in using a blast is due to the inherent timeliness limitations of any newspaper periodical. Since more timely information and reminders are needed between editions, this is a way to provide that.

SUMMARY



Summary: M10 BOD Meeting on October 24, 2019.

LW General Manager Report:

- The month of September showed that net operating expenses were \$32,700 over budget. This was not a good month. The year-to-date budget impact is \$71,500 over budget. Analysis shows a few areas contributing to this, largely PPD. Steps to address this problem are being planned.
- During September, there were 43 property transfers totaling \$165,300 in transfer fees.
- Regarding the class action lawsuit, the judge will hear testimony regarding a Motion to Dismiss the third amended complaint that listed each director as a defendant. The scheduled hearing date is November 22. LW legal counsel is expected to file a Motion of Summary Judgement (to dismiss) of the entire case on October 30th.
- The LWCC BOD approved budget which contains appropriation for an electronic gate access system. This would afford an unmanned gate at the Norbeck location. Residents will have entry/exit right-of-ways at all three gates.
- The Strategic Planning Survey is complete and meetings of controlled Focus Groups (6-12 residents each) are being planned.
- Comcast installations have been ongoing and 85% of those attempted installations have been successful. Comcast Demo Days are frequent as well as advertised tutorial sessions for the use of the new X1 platform features and the new remote.
- Trash pick-up schedules have been affected by unexpected mechanical failures with existing trucks. Delays in the pick-up times have resulted. The new customized trucks are expected soon so resident patience is requested.

Mutual Business

- Treasurer Ascencio presented the final 2020 Mutual budget for board review. Resident period of 30 days for input was given and a board resolution was passed to approve the budget. The base increase is \$25; additional fees per unit depending on individual modifications may be added to that charge. The community facilities fee will be \$29.25 due largely to the new Comcast contract and the increase of the water utility rate structure. Fortunately, Mutual 10 has again controlled expenses enough to absorb some of the fees for all residents.
- Treasurer Ascencio also presented the 2020 Managing and Operating Agreement with LWMC. A resolution was passed by the board to approve the agreement.
- All monthly invoices were approved.
- Director Pugliese presented the removal proposal from McFall&Berry. It was approved by the board. The work is expected to begin in December.
- Also, a health concern has forced Director Pugliese to resign from the board. Her board term will be completed by Christina Peterson, who has worked closely with Dora on mutual landscaping for over a year. Dora will be missed.
- Director Eisenhour mentioned a new mode of communicating to residents from LW. An email summary of upcoming or current important community activities will be sent out periodically (probably on Fridays). Residents' email addresses will be harvested from each resident who has registered on the community portal. The board encourages all M10 residents who own a computer to register on the community portal so they can receive these informational email blasts.



Mutual 10 Neighbor Spotlight

Meet Peggy Reynolds, Lindsey Lane!



Peggy has been in Mutual 10 for eleven years. Originally from Rising Sun, Maryland in Cecil County (in the northeast corner of Maryland just below Delaware and Pennsylvania), she grew up in a small farming town with two siblings – a sister and brother.

Peggy went to Western Maryland College (now McDaniel College) in Westminster, MD to become degreed in Music Education. Also housed on the WMC campus at the time was Wesleyan Seminary before it moved to Washington DC. She met her soon-to-be husband at the Seminary in her junior year.

Shortly after Peggy graduated, they moved to Delaware where her husband pastored a church and she taught music. After starting a family, Peggy decided to stay home and raise their two daughters rather than return to teaching. After living in Delaware four years, they moved to Princeton, New Jersey while her husband earned his PhD. They then moved back to Perryville, MD.

Peggy started working in the kitchen design business for the next eighteen years, of which she spent eight years working as a National Sales Manager for a kitchen design business in New York. By this time, she and her husband had separated as she had become independent. But Peggy still made time to see her kids grow and travel extensively around the world. Her two girls are now adults and in professional positions. They have families-and have given Peggy six grandchildren and a great-grandchild.

Peggy returned to Maryland and married again - to a NASA professional. During their marriage, they became quite avid ballroom dancers and even started teaching dance. After retiring, they moved to Leisure World and once again there was extensive travel.

Ms. Reynolds is a member of the LW Garden and Environmental Club (a past president) and is very involved with the LW Interfaith Chapel.

It's nice to have such a wonderful neighbor like Peggy!



This & That...

...a little of everything

- **If you haven't made an appointment as yet with Comcast you need to do so immediately.** The phone number is 1-855-638-2855 (press the prompt for "tech support" and then keep saying "agent" until you get an actual person), **OR**, go over to the Comcast office in Clubhouse One between 10 and 11 a.m. Monday through Friday, to make an appointment and get your questions answered. You can just walk-in during that hour.
- **Did you know...**that garden waste must be placed in paper bags (never plastic) or tied up into bundles for collection? Limbs too large to be grabbed or bundled may be placed at the collection point. A call must be made to Physical Properties Grounds Department to arrange for **pick-up of garden or tree waste at 301-598-1314**. For **removal of large items**, such as furniture or appliances, call **301-598-1343**. (*M10 Rules, page 7, under "Trash" #2*)
- **Please keep** outside lights off during the daytime (by your front door and/or at your garage door or patio). Remember, we all pay each other's electric bill as our mutual is on one master meter. Thank you for conserving.
- **Trash needs to be placed in CLOSED containers** when putting outside for pick-up. Let's keep our rodent population down (birds and wild animals are getting into bags too). Trash cans need to be used – with lids, not just bags of trash on the lawn/driveway.
- **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.

Thank You!



Mutual 10 Neighbor Spotlight

Meet Peggy Reynolds, Lindsey Lane!



Peggy has been in Mutual 10 for eleven years. Originally from Rising Sun, Maryland in Cecil County (in the northeast corner of Maryland just below Delaware and Pennsylvania), she grew up in a small farming town with two siblings – a sister and brother.

Peggy went to Western Maryland College (now McDaniel College) in Westminster, MD to become degreed in Music Education. Also housed on the WMC campus at the time was Wesleyan Seminary before it moved to Washington DC. She met her soon-to-be husband at the Seminary in her junior year.

Shortly after Peggy graduated, they moved to Delaware where her husband pastored a church and she taught music. After starting a family, Peggy decided to stay home and raise their two daughters rather than return to teaching. After living in Delaware four years, they moved to Princeton, New Jersey while her husband earned his PhD. They then moved back to Perryville, MD.

Peggy started working in the kitchen design business for the next eighteen years, of which she spent eight years working as a National Sales Manager for a kitchen design business in New York. By this time, she and her husband had separated as she had become independent. But Peggy still made time to see her kids grow and travel extensively around the world. Her two girls are now adults and in professional positions. They have families-and have given Peggy six grandchildren and a great-grandchild.

Peggy returned to Maryland and married again - to a NASA professional. During their marriage, they became quite avid ballroom dancers and even started teaching dance. After retiring, they moved to Leisure World and once again there was extensive travel.

Ms. Reynolds is a member of the LW Garden and Environmental Club (a past president) and is very involved with the LW Interfaith Chapel.

It's nice to have such a wonderful neighbor like Peggy!

nice
to
meet
you



Board Meeting

Next Board Meeting

Mutual 10 Board Meeting will be held on December 12, 2019, in the Sullivan Room of the Administration Building at 9:30 AM.

As always, we encourage all residents to attend.



FROM MUTUAL 10:



Time Changes on Sunday

Nov.3rd





MUTUAL 10 HOLIDAY DINNER

Friday, December 6th Maryland Room – Clubhouse 1

An Elegant Buffet

Cost: \$24 per person

5:30 pm

Cash Bar

Dinner will include three Entrees, (Beef Tenderloin Tips, Chicken Chesapeake, Salmon, Salad, Rolls, Coffee, Tea, Water, Sodas, and Dessert)

Come join your friends and neighbors to celebrate the holiday season

Sign up at E&R by December 1st

Check payable to Mutual 10

