

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

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(240)426-0436
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dorapugliese1@verizon.net

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Mutual Assistant
(301) 598-1316
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MUTUAL WEBSITE
www.lwm10.com

September 1, 2018

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FROM THE PRESIDENT

By: Peggy Salazar

301-598-0373

psalazar1952@comcast.net



September



President's Message:

I want to thank Marcia Harrad and Christina Petersen for volunteering to be members of the Landscape Committee. Our mutual is only as strong as the number of residents who participate in its operation. Attached is another opportunity to get involved, as the Board recently voted to form a Maintenance Committee. If this is right up your alley please fill out the application and get it in. We are in need of residents to help make decisions about roof replacement, concrete sidewalks/driveways/curbs and a variety of other physical issues that arise for which we as a mutual are responsible. As a self-governing condominium community, involvement is the key to a healthy, safe and updated neighborhood. In your mailboxes last week you found a brown envelope with two important packets in it (renters did not get one; owners-who-rent were sent one through the mail). We need all owners to read and comment, or not, on the proposed 2019 Mutual 10 Budget and committee-suggested changes for Mutual 10 Rules. We have given you 30 days to do so before our next Board meeting, September 27, the date when the Board will be voting on both. Please read the cover sheets first before delving into the content. It's also that time of year when the LW Board solicits nominations for service on 2019 Advisory Committees. On "Attachment A" you will see the 15 commit-

tees listed with a description of preferred qualifications. "Attachment B" (on back side of Attachment A) is the actual form you fill out to be a representative (both new and returning reps must fill out the form). You may be on multiple committees – if so, an application for each committee needs to be completed and handed in by October 24. Won't you consider being a rep for our mutual on one or more of those 15 LW committees?

("We know that in September we will wander through the warm winds of summer's wreckage. We will welcome summer's ghost." Henry Rollins – American writer, musician, actor, TV & radio host)



By Janet Martin

Our finances through July 2018 are as follows:

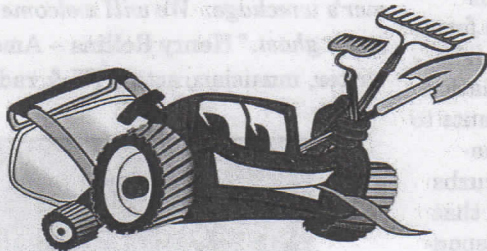
Income	\$ 696,831
Expenses	\$ 695,561
Surplus	\$ 1,270
Variance over Budget	\$ 18,802
Reserve Balance 7/31/18	\$ 761,091

June was a good month for Mutual 10, resulting in a surplus of \$6,378 for the month. This has put us just slightly into a surplus position on a year to date basis. Hopefully, we can increase that surplus prior to year-end.

If you have had a chance to review the proposed 2019 Budget that was left in your mailbox, you will notice that the Mutual was able to absorb some of the \$4.25 increase in the Community Facility Fee portion of your condo fee. This is a direct result of the large surplus we had in 2017. Although we, as a board, are continually harping about controlling electricity and water costs, this is proof that it is worthwhile to do so. We also maintain very tight control of maintenance expenses. Many Mutuals hire everything done and often use the same vendor without getting competitive bids. Please know that we always obtain bids on work to be done- and save a great deal of money in the process.

If you have any questions or comments on the Budget, please let me know. We will be voting on final approval of the Budget at the September 27th board meeting and want to be certain we take your comments into consideration.

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 janetlmar-tin@earthlink.net



Landscaping Report

By Dora Pugliese

First, I would like to thank Marcia Harrad and Christina Petersen for joining the landscaping committee – welcome!

With all the rain and the heat of August all the plants grew much bigger, which includes weeds. We still have houses that need tender-loving care. Take a walk around your house. Most of us always go out through the patio but please check the front door area and along your garage wall and take care of the weeds.

September is a good month for fertilizing your outside plants and bushes. I saw some mums at Home Depot already. If you buy them, do not get the ones in full

bloom because they will not last through the fall. Buy the ones with buds - not opened yet.

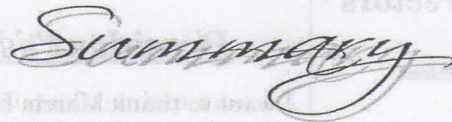
We still have some trees to be taken down and replaced. We'll add 2 Yoshino Cherry trees on the LW Blvd. where we removed 2 Bradford Pear trees. Our Bradford Pear trees are coming to the end of their life. The Yoshino tree blooms white so they will blend with the rest of the older trees.

We found a couple of sink holes on Ludham which will be taken care of very soon. Just be careful where you or your pet steps.

Call if you have any questions or requests.

Names of Contractors

- Bill Bowers 301-831-7893
- Marcus 301-610-9721
- Mark Emmell 301-249-3655



M10 BOD Meeting on August 23, 2018

General Manager's Presentation and Report:

- The LW financials through the end of July show operating expenses are over budget by \$11,900. However, the year-to-date operating expenses are \$2,200 under budget. July unit resales were healthy at 52 property transfers equaling \$209,700.
- The community-wide internet/broadband resident survey has been tabulated with a return rate of about a third of all LW residents. It was found that 94% are connected to the internet and the majority of those use Comcast as their provider. A smaller but significant number use Verizon.
- The proposed 2019 budget has been recommended by the Budget & Finance Committee and will be presented to the Board of Directors on August 28 for their final action/approval. The budget is available for pick-up in Clubhouse I, Clubhouse II, and the Administration Building.
- Roof repairs on the Medical Center will proceed as weather permits. Work will not impact the use of the facility.
- All Management & Operating Agreements will be released to all mutuals by September.

Mutual Business:

- President Salazar reported that Mutual Rules Revision Subcommittee has completed needed changes. All were presented with the current rules and proposed changes. Also included was the rationale for the change. Before these changes are approved, they will be sent out to all unit owners for a 30 day comment period.
- Treasurer Martin reported a good financial month of July. Our budget now has a surplus for the year. The 2019 budget was reviewed, and **it was determined that the mutual fee would subsidize a small portion of each unit's monthly condo fee.** All monthly invoices were approved for payment.
- Director Pugliese reported the creation of a Landscape Subcommittee which was approved by the Board. Two new residents were vetted and added.
- Vice President Salazar explained the need to create a Maintenance Subcommittee and it was approved by the Board. A membership application for interested residents will be placed in the Tidings. He also pointed out he is investigating the history of when and why many downspout drainage pipes were designed to lead into the ground but have no exit. This has the potential of water backing up if downspouts are clogged.

This & That :

- **Cathy Kyle, M10 Resident, is on the Board of "Community Crisis Services, Inc."** She wants us to know that from September 14-30 a new musical called **SPRING AWAKENING** is being performed by the Wolf Pack Theatre Company at the Greenbelt Arts Center, with all proceeds benefiting suicide prevention/intervention efforts. For tickets call 301-441-8770 or visit www.greenbeltartscenter.org
- **A Black & White cat** is roaming throughout M10 – multiple sightings. It might belong to a resident (but it also may have wandered in from another mutual or outside of LW). Are you missing a cat? All pets need to be indoors, and if outside – on a leash, controlled by their owners.
- **Did you know** there's a property tax credit (5 years at 20% credit each year) for elderly individuals and for military retirees? The Montgomery County Council passed a bill to provide a tax credit for people who are over 65 years of age and who

either have owned and lived in the dwelling that they own for at least 40 consecutive years, **OR** are retired from one of the United States' armed forces, or are retired from the military reserves, the National Guard, the uniformed corps of the Public Health Service or the uniformed corps of the National Oceanic and Atmospheric Administration. **Call 311 for an application.**

- **Did you know FREE RIDES** are available on Ride On and Metrobus service in Montgomery County for adults 65+ and people with disabilities? Free Monday – Friday, 9:30-300 and Saturday 8:30-4:00. Call 311 to get a "Senior SmarTrip Card"
- **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.

Best time to buy in the month of August.... Computers & Cars! If you're in the market for a new computer, wait until the back-to-school rush is over and buy one in September. Also, there will be more discounts in November, on Black Friday and Cyber Monday. If you need a new ride, you'll get the best deal in September. It's the start of the model year and dealerships will be eager to clear last year's inventory. (Source: CNBC)

SUMMARY

By Paul Eisenhaur

The summary of the LWCC BOD Meeting on 8/28/18 is as follows:

The General Manager reported that the internet survey results had a response rate of about a third of LW residents. According to this survey, the internet is used by 94% of homes with 70% using Comcast as their service provider. Those not using Comcast are mostly Verizon users.

The scheduled Medstar 2nd quarter report was provided to the BOD and will be presented by our Medstar rep at the September BOD meeting.

The General Manager is meeting with utility companies in late August to communicate service issues to the Trust and mutuals.

ACTION ITEMS:

- 1) The BOD approved the release of \$25,000 from the Contingency Fund to pay for the \$25k deductible on our insurance Directors & Officers legal coverage. The coverage is for up to \$2,000,000 in legal fees. But LW is responsible for the deductible.
- 2) The BOD approved the reappointment of the Government Affairs Advisory Committee for the years 2018-2019 with Ken Muir as the Chair. This is the one LW advisory committee that runs on an annual appointment schedule of July-June to coincide with the Maryland legislative schedule.
- 3) The BOD approved the 2019 budget as recommended by the Budget & Finance Advisory Committee. This includes the Community Facilities Budget which contains the Facilities Reserve Plan, the Facilities Maintenance Plan, and Capital Purchases. Separately, the 2019 Schedule of fees was approved also.
- 4) The BOD postponed until September a recommendation by the Security & Transportation Advisory Committee for a crosswalk across South LW Blvd by Adderly Ct.

The LW insurance carrier will deliver to LW a risk assessment report on the safety of the configuration of this crosswalk. The report is expected the week of 9/3 and the BOD would like this pertinent information before making a decision.

5) The BOD accepted delivery of a Communications Plan as requested in 1/2018. This plan was a collaboration of the Communications staff and the Communications Advisory Committee.

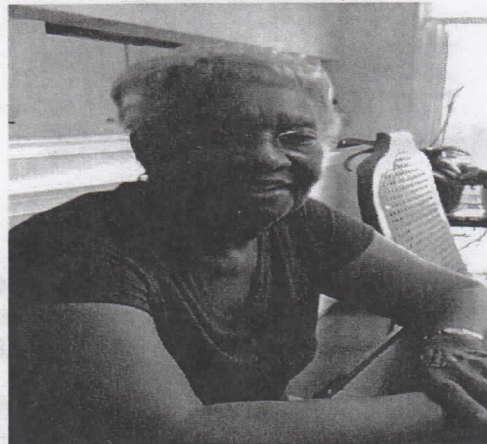
Update:

* All Strategic Plan Bids have been submitted and are being reviewed by the Strategic Plan Special Committee.

* For the impending Broadband/Internet contract, the Request For Information has been sent out to over 90 providers.



Meet Marie Johnson!



Marie is a native Washingtonian. Her life began in SW Washington DC near Fort Mc Nair, where she attended elementary school. The family later moved to the Howard University community after her mother passed away and her father remarried. She completed junior high there and graduated from Dunbar High School. Marie is a graduate of Howard University where she earned a BS degree in Home Economics in 1953. Her father was a graduate of Howard University School of Law, class of 1924. Her brother, a returning veteran of World War II, was a graduate of Liberal Arts College, 1949. Her father was a commissioned officer in World War I and fought in France.

Marie and her brother donated some of her father's memorabilia to the Smithsonian Museum of African American History and Culture. The items are on view in the military section of the museum. During her senior year at Howard Marie worked part time at Georgetown Settlement House as a recreation leader in an after-school program for neighborhood youth. As Georgetown changed there was no longer a need for a community center and the settlement house became Georgetown Children's House which provided day care services for nursery school and school-aged children. Marie taught nursery school there for several years. About this time Marie married and started her own family. She returned to Howard University to pursue a Master's degree in home economics, but later switched to elementary education and began teaching in the DC Public School System. She taught junior primary and first grade for 2 years and kindergarten for 13 years. She spent her last 15 years teaching 2nd and 3rd grades. During her teaching career Marie served as a cooperating teacher for students pursuing a degree in elementary education. These students did their practice teaching in her classroom under her supervision. She also provided demonstration lessons to other teachers or visitors when requested by her principal. In addition to her family living in the Howard University Community, her husband also lived in the Howard University community. Marie and her husband were classmates throughout junior high, high school and college, but not sweethearts. That came much later. Marie and her lab-scientist husband had three children - a daughter and two sons. Her daughter lives in London, England, one son lives in Berlin, Germany, and the other son lives in Herndon, VA.

Since retiring from active classroom teaching 23 years ago, Marie has enjoyed working as a substitute teacher in the Montgomery County Public School System. (She wasn't ready to completely give up teaching.) For the past 21 years Marie has also volunteered as an Information Specialist at the Smithsonian National Museum of Natural History.

Having downsized and moved to Leisure World a year ago, Marie is spending time looking at all the activities, clubs and organizations available here. So far she has participated in the Densmore Ct. First Friday Breakfasts; Mutual 10 Picnic and Board Meetings; several activities of the Leisure World African American Club; the Arts in Motion (AIM) club and is a recent visitor to the Fitness Center.

Marie is a wonderful person. I hope everyone has a chance to meet her!



Next Board Meeting

Mutual 10 Board Meeting will be held on September 27, 2018, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend.

**SEE™
YOU
THERE**

WELCOME

Application for Maintenance Committee Membership

LeRoy Salazar, first Chair of the Maintenance 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 Wednesday, September 26, 2018**.

Volunteers are needed to assist with decision-making and monitoring the work by vendors/contractors. The following are a few examples of what the committee would be attending to:

- Roofs (gutters/downspouts)
- Concrete (curbs, sidewalks, driveways)
- Fencing/gates
- Water, sewage and storm drains
- Eyes-on inspections of the mutual to note what needs problem-solving
- On-site check of a problem after a resident's phone call/email

Volunteers would not be required to do any manual work themselves, but rather work as a team to keep current with things that need fixing or replacing.

If interested, fill in below and **submit this form to Roberta Carter, Mutual Assistant, by 9/26/18*

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)

ATTACHMENT A - (Taken from the Qualifications Document dated August 25, 2012 which was part of the Revised Guidelines for Committees)

**Preferred Experience/Qualifications for Serving on an Advisory Committee
Ability to Communicate via Email is also Preferred for All Committees**

Audit - background in finance, accounting, auditing, budgeting, management, law, business and/or contracting for audits.

Budget and Finance - background in finance, budgeting, business operations.

Communications - education, training, and/or experience in any of the following fields: journalism, publication/production of newspapers or newsletters, advertising, web/on-line publishing, blogging, social media or e-mail marketing.

Community Planning - background in project development, engineering, architecture, planning

Education and Recreation - background and/or interest in education, recreation, travel, music, theater, art, interior design or architecture.

Emergency Preparedness - background in the preparation, review, or approval of emergency procedures at the federal, state, county, or local level including mutual level, Also, experience in assessing or evaluating various emergency situations that may be encountered by LW residents.

Energy - background, experience, technical knowledge in the field of energy.

Golf and Greens -background in golf course maintenance or design, knowledge of USGA rules, or a current or previous golfer.

Health - professional residents, e.g., MD, RN, D.Ph., LCSW or with equivalent work experience in a health care provider setting, e.g., hospital, outpatient medical center, pharmacy, social service agency, public health agency, health education, research, and nonprofit health-advocacy organization. Also preferred recipient of service at the LW Health Center.

Insurance - background in property and casualty insurance, (either at insurance company level or agency level), experience in commercial insurance, risk management, or reviewing claims, data and evaluating insurance coverage.

Landscape - background in landscaping, gardening.

Physical Properties - knowledge of maintenance services, customer service, business planning and operations.

Restaurant - background in or prior catering or restaurant experience in any of the following areas: wait staff, cook, or restaurant ownership. It would also be beneficial for a member of this committee to be a frequent user of the Food Services facilities and enjoy culinary activities.

Security and Transportation - an understanding of the safety and security issues relating to LW, experience in riding LW buses inside and outside of LW, and, of equal importance, is the willingness to work with other LW residents in a committee environment.

Tennis and Pickleball - an understanding of tennis court design and maintenance and an active player using the Leisure World tennis courts.

* Give to Robert Carter
Mutual Assistance
for Oct. 27

ATTACHMENT B

Request to be a Member of a 2019 Advisory Committee

Applicant's Name _____ Mutual _____

Applicant's Address: _____

Applicant's Phone Number: _____

Applicant's Email Address: _____

I am applying to be a representative on the _____
Advisory Committee.

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

Signature of Applicant: _____

Date: _____

** Give to Roberta Carter, Mutual Assistant, by Oct. 24*