

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

MUTUAL WEBSITE
www.lwm10.com

October 1, 2018

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FROM THE PRESIDENT

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

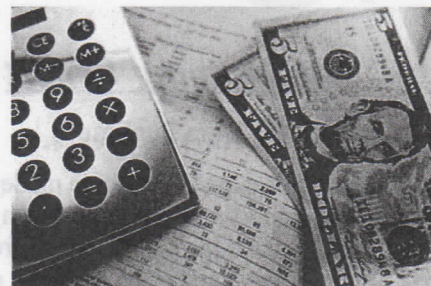


President's Message:

We had a very long Board meeting in September due to the fact that we addressed each comment/question posed by owners regarding M10 rule changes. Your input was valuable. The majority of comments came from single individuals regarding single rules, but there were many comments/suggestions about the first section entitled "Penalties & Sanctions". All who expressed their feelings were of one voice – that the levying of a fine "to an amount determined by the Mutual 10 Board" needed to be specific. We heard you. The Board determined that situations which might require a fine should be looked at individually but that a minimum/maximum range is appropriate (\$25-\$200). Many thanks for your participation in reviewing and commenting on M10 rule changes. The new M10 Rules document will come out in the next few weeks. You'll get one in your mailbox, or mailed to you if you are an owner who rents, and they will also be posted on our website. M10 now has a Maintenance Committee of 2 but we'd like at least one or two more to volunteer. Another application is attached. Won't you consider joining the Maintenance Committee? Manual labor is not required. Also attached is the application

for Advisory Committees of Leisure World. The deadline to get yours in is October 24 – to our Mutual Assistant, Roberta Carter. Won't you consider being our M10 representative on one or more of the listed committees? We can submit two names per advisory committee.

"October is not only a beautiful month but marks the precious yet fleeting overlap of hockey, baseball, basketball and football!" (Jason Love: comedian, syndicated cartoonist, musician, author)



By Janet Martin

Our finances through August 2018 are as follows:

Income	\$ 781,155
Expenses	\$ 762,506
Surplus	\$ 18,649
Variance over Budget	\$ 30,597
Reserve Balance 8/31/18	\$785,039

August was another good month for Mutual 10, resulting in a surplus of \$11,795 for the month. We now have a very comfortable surplus of \$18,549 year to date. If the following sounds like an echo, it is: it is almost all because of utilities. Our electricity usage is running 6.2% higher than a year ago but still significantly behind budget. Another factor is our good month is the reimbursement of \$4,155 that we received from Montgomery County for the rainscape planted on the hillside on lower Kelmscot. Thanks go to Dora for her initiative and hard work on this project.

I haven't received any comments on the proposed budget that was sent to you last month. Therefore, the budget was approved at the September 27th board meeting.

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 janetmartin@earthlink.net

Cool nights are here which mean mice are looking for a place to sleep. Keep your garage door closed and for any pipes coming into the house use some steel wool at the opening in the wall to keep them out.

October is a good time to plant Daffodils. The deer still don't like them. We bought some to plant at the slope by Lindsey Lane. Right now the Asters are in bloom and some Blackeyed-Susans. The deer did chew on them - but some survived.

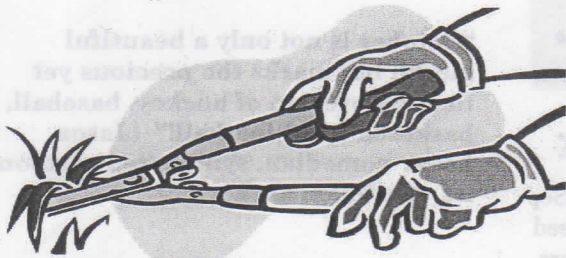
We'll again this year put pumpkins by the Kelmscot signs and hope that last year's thief will leave them alone! :)

Any questions about a landscaping problem give us a call:

Dora Pugliese, Chair 301-598-0265

Christina Petersen 757-414-3849

Marcia Harrad 301-949-6330

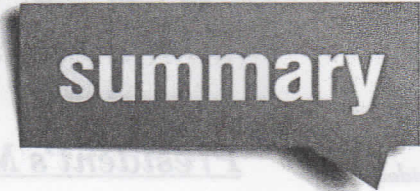


Landscaping Report

By Dora Pugliese

Last week our Landscape Committee made up of Christina, Marcia and I made an inspection of all the trees in Mutual 10 with Jason an arborist from McFall & Berry. Several trees need to be trimmed of dead wood and others will be taken out. Overall our trees are in good shape. The work should start at the end of October or beginning of November if the weather cooperates.

With the tremendous amount of rain we had in September, the grounds were saturated and in some cases the water pooled over the lawns. We did worry about trees falling down but nothing happened. The problem also about having lots of rain and heat is the large number of mosquitoes that appear. I use a repellent made by Cutter called Skinsation. It smells nice, like Skin So Soft, and very effective against mosquitoes.



M10 BOD Meeting on September 27 2018

General Manager's Presentation and Report:

- The LW financials through the end of August show that year-to-date operating expenses are under budget by \$2,200. Unit resales were 40 property transfers equaling \$146,300.
- The 2019 Operating & Management Agreement for Mutual 10 will be available by the end of September.
- The class action lawsuit against LWCC/ LWMC has been filed but not yet served as of this date. Any resident wishing to opt out as a party to the lawsuit will have that opportunity once the lawsuit has been filed. By not opting out, all parties are exposed to financial liability of any damages awarded to the defendant if the lawsuit fails. (The filed lawsuit, along with a separate CCOC complaint on the same issue, is available on the LW resident website).

Mutual Business:

- Treasurer Martin reported a very good financial month of August. Our budget now has a surplus of \$18,649 for the year. Consideration and discussion with the Board regarding transferring a current certificate of deposit with a higher interest rate offered by Signal Financial Credit Union was agreed to. Director Eisenhaur researched Signal and found it to be accredited as a U.S. institution with a \$250,000 insurance coverage for any depositor. All monthly invoices were paid. The Mutual 2019 Budget was approved.
- Director Pugliese reported the newly created Landscape Subcommittee initially documented, along with arborists, the condition of trees in the mutual and immediate needs. Longer term needs and plans were developed by the subcommittee.
- Director VanScoyoc reported the hospitality committee has met to plan the October 13th Fall Coffee for our mutual.
- President Salazar asked that the Hospitality Committee to be codified as a recognized mutual committee along with the Landscape and Maintenance committees. Also, she reminded the Board that the annual applications for LW Advisory Committee mutual representatives would be included in the October Tidings, as the deadline to submit to the Mutual Assistant is October 24.
- A detailed review of mutual resident comments regarding current and proposed rule changes resulted in a few modifications deemed to be necessary. Important to several residents was financial penalties assessed by the mutual board to those who violate the rules. The Board agreed to a range from \$25-\$200, to be determined by the Board according to specific incidents.



This & That :

- **Autumn Coffee, Autumn Coffee, Autumn Coffee!** Our annual M10 Autumn Coffee will be held on Saturday, October 13th from 10:30-12:00 in the Maryland Room located in Clubhouse I. Please come and enjoy the variety of baked goods provided by the Hospitality Committee. Please see attached flyer.
- **A Black & White cat** is roaming throughout M10 – multiple sightings. No resident has claimed it since August, so if you see it and can corral it, call Animal Control to pick it up for adoption: 240-773-5900.
- **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.

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 October...BICYCLES! New models start coming out in these fall months, meaning it's a great time to snag a sale on last year's bikes.

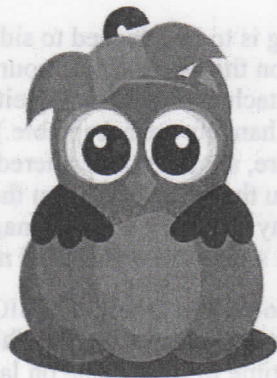


Summary

By Paul Eisenhaur

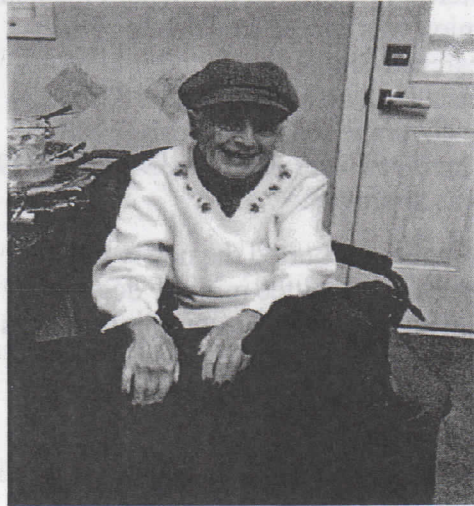
The summary of the LWCC BOD Meeting on 9/25/18 is as follows:

- Due to the uncertainty of the CCOC legal 'stay' impact, all action items were delayed until the October BOD meeting.
- The Medstar 2nd Quarter Report was presented by the Medstar LW representative. Rehab and pharmacy script volume showed an increase. However, primary and specialty care volumes dropped and root causes are being investigated. Patient experience measured by a third party survey firm is trending upwards.
- LW operating expenses are under budget by \$11,600 year-to-date.
- Mutual Management & Operating agreements will be released in September.
- The Strategic Planning Committee has received all contract proposals and are currently reviewing in detail.
- There were a lot of discussions and the BOD went into closed session to discuss legal issues afterwards.



In the Spotlight

Meet Harriette Jordan!



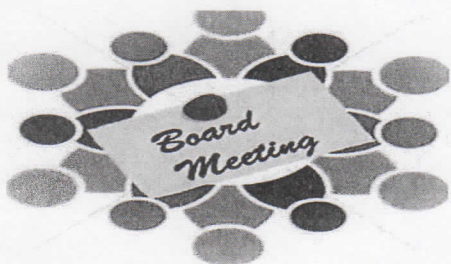
A native of The Bronx, New York, Harriette is a long-time resident of Mutual 10. She moved here 28 years ago with her husband and has seen things change over time, but has always really enjoyed living here. Before eventually moving to LW, she lived in New York and Atlanta, Georgia. Her husband's job with the government took them first to Atlanta for five years, then Maryland for a few years before moving back to NY State for a few years and then back to Maryland in 1985. In 1990 they moved into Leisure World.

Along the way she started a family, with a daughter born when they lived in The Bronx. Then two sons were born when they lived in upstate NY. Now all adults, only her daughter and family live nearby.

When Harriette moved here in 1990, she was working for the government and continued for another 26 years. So even though she's lived here for 28 years she just retired two years ago. So for the longest time her involvement in community activities was minimal, but now she takes advantage of her newly available time to socialize with her many friends inside and outside of LW. She's a frequent user of the LW Fitness Center and Outdoor Pool, Erie Bus Tours, and E&R Movies, and she likes to join our mutual socials.

Recently she worked on the resident committee of Mutual 10 to identify rental restrictions and quorum size. It was a lot of work that was much appreciated.

We're so glad to have Harriette as a valued neighbor in our mutual!



Next Board Meeting

Mutual 10 Board Meeting will be held on October 25, 2018, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend.

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 for Center Mutual Assistance Oct. 24

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):

Multiple horizontal lines for writing qualifications.

Signature of Applicant: _____

Date: _____

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

**Mutual 10 Fall Coffee
Is Just Around the Corner**

**Saturday, October 13th
Maryland Room, Clubhouse I**

- **Time: 10:30 A.M.**

**It's that time for getting together with
neighbors to eat, drink (coffee/tea) and
chat!**

Come join the fun!!

