



LEISURE WORLD OF MARYLAND MUTUAL TEN  
WWW.LWM10.COM

## KELMSCOT VILLAGE TIDINGS

### Board of Directors 2025 - 2026

**President:** Ann Schindler  
516-650-3778  
Schindler.ann@gmail.com

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716-392-9451  
hurld@comcast.net

**Treasurer:** Valdon Butler  
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newyork2some@yahoo.com

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240-401-8890  
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Petraine Johnson (web development)  
301-598-2025  
pjohnson57@verizon.net

Cris Rowse (Hospitality)  
301-452-0358  
crisrowse@gmail.com

### Important Contacts

**Emergencies** (including flood, tree damage, major damage):

Daytime: PPD—301-598-1500

After Hours: 301-598-1044

Insurance: 301-598-1091

**Property Manager:** Shanti Martin  
301-598-3989  
smartin@lwmc.com

**Mutual Assistant:** Michael Glick  
301-598-1055  
mglick@lwmc.com

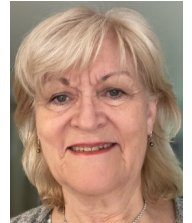
**Landscaping:** Ron Robinson  
843-368-8609  
rrnature@aol.com

**Comcast Contact:**  
855-638-2855  
comcast\_leisureworld@comcast.com

**Tidings Editor:** Pat Hurld hurld@comcast.net

### A Word From Our President

*Ann Schindler*



April and May certainly brought us too much rainy weather! I hope it will have let up by the time you are reading this newsletter. The rain may occasionally dampen our plans, but it also nourishes the greenery that surrounds and defines the beauty of Kelmscot Village.

Every season brings its unique challenges. I want to take this moment to recognize that we have had our fair share of them. A major water break closed a section of Kelmscot Drive, water was turned off for many residents, causing concerns and inconvenience. Fortunately, WSSC took responsibility, dug up the roadway and repaved that section.

In my first weeks as President, I had no idea I would be dealing with so many breaking pipes, flooding garages, leaky roofs, clogged gutters, and talk about trees, trees and more trees! Thank goodness for my fellow Mutual 10 Directors and LWMC Property Manager Shanti Martin and Mutual Assistant Michael Glick to get me “up-to-speed” on procedures. I have been on the Board for over a year, but its another story when your name is listed at the top of the page.

I again want to acknowledge the good job that Jane Salzano did for over three years with diplomacy and professionalism. We hope she is improving and will be joining us once again at our gatherings. And while we strive for immediate solutions and efficiency, occasional hurdles are inevitable. I am grateful for the patience and understanding demonstrated by residents who have had to deal with some very challenging problems.

I have begun strolling the “broad walk” and enjoy sitting on the bench admiring the views, especially when the cherry trees were blooming. I have met some residents that have been here for quite a while, and others like myself, becoming a part of the community after a few short years. I honestly enjoy saying hello and encourage more of you to attend the M10 events to socialize and share your experiences.

The best way to reach me is by email; please include Michael Glick in your correspondence if it's an urgent matter, as he can usually get the ball rolling right away.

Let's embrace the rest of spring, tackle challenges with optimism, and look forward to a summer filled with joy and connections. Warm regards!

## Apologies from the Editor

My apologies to Paul and Betty Eisenhauer for swapping their phone number for that of our President in last month's Tidings. Ann's correct number is now on the front page under Board of Directors. **Ann's Correct Number is: 516-650-3778.**

## Treasurer's Report

*Valdon Butler, Treasurer*

### Treasurer Report Totals

Our finances through April 2025 are as follows:

Total Revenue	\$ 442,589
Total Expenses	\$ 585,661
Income / <Deficit>	\$ <143,072>
Variance from Budget	\$ <91,950>
Reserve Balance 04/30/2025	\$ 1,188,548

The majority of the deficit is related to an unexpected increase in utility bills. This trend is expected to continue. Stay safe, stay connected . . . feel free to contact me with any questions about the community finances.

I can be reached at newyork2some@yahoo.com or by phone at (301) 288-7175.

## Landscape Report

*Ron Robinson*

Folks, you will see me and a few other familiar faces out and about in M10 as we labor to maintain our beautiful community. The recent rain will keep us busy pulling weeds, pruning and collecting debris tirelessly (HA). We welcome all like-minded neighbors. I am happy to see so many of my neighbors who have already completed Spring landscaping maintenance chores or have reached out to me for advice or assistance resources. I wholeheartedly encourage it. Remember, "It takes a village!"

I am including the Rules and Regulations pertaining to landscaping for M10 with this article. Unit owners are required to adhere to these rules. As M10 Landscape Chair, I am required to uphold these rules for our community. This work needs to be done in a timely fashion. If you are waiting for a sign telling you when to start your landscaping project: This is it! Or you can count on receiving a notice from our Board of Directors and me stating your non-compliance with our rules along with a completion date requirement. Once again, I wholeheartedly encourage everyone to reach out to me or to keep your landscaping maintained. The only other option to assure compliance is to have the work done and bill the unit owner for these services. We do not prefer this option.

Everyone I meet in M10, and in Leisure World as well, are always happy they made the choice to live here. Let's continue to take pride in our Mutual and in our units. Please continue to reach out to me with concerns and questions as always. Stop and smell the flowers (before the deer eat them!)

## Landscaping Rules\*

1. Planting of shrubs and flowers may be made within the fenced patio or on the perimeter of the residence but are not to extend more than four feet from the unit's wall (five feet if under an overhang) and must be fully mulched, properly weeded, and kept free of leaves and debris. Rocks or gravel may not be used in place of mulch. Mulch must be placed several inches below the siding.
2. All shrubs or flowers must be planted at least two feet from walls. No trees are allowed within the four-foot flower beds or inside patios.
3. The height of the plants must be below the gutters, roof or the overhang of the roof. Any exceptions need approval by the Board.
4. Climbing plants must be secured to a trellis which is at least two feet from the wall. The trellis must be of rustproof metal, plastic, or treated wood and maintained in good condition.
5. Artificial shrubs and flowers, bird baths and (cont. on p. 3.)

(Cont. from page 2)

statues are permitted in the enclosed patio area only. Anything that could be a receptacle for accumulated water is not allowed. Any item that circulates the water is allowed (e.g. portable water fountains). Any ornaments for flower beds need to be approved by the Mutual 10 Board. Holiday lights must be taken down by January 15. Netting, to protect from deer, may only be as high and wide as the plant itself.

6. Vegetable plants, shrubs and flowers are permitted in the enclosed patio area. Trees are not permitted in the enclosed patio area.

7. Contractors doing private landscaping work are responsible for removing all debris resulting from the job. Contractor-generated debris may not be left on the curb for Leisure World pick-up.

\*Source: Mutual 10 Rules and Regulations effective as of May 19, 2025

## Lou Apple

*Director/Bylaws Chair/Parliamentarian*

**Bylaws and Rules Revision  
Committee Meeting 10 AM  
Monday, June 9, Administration  
Building Rm C**



The Mutual 10 Bylaws, Rules and Regulations, as included on the M10 web site, need discussion and possibly revision. If you want to be involved in this process, Call Michael Glick, M10 Assistant, 301-598-1055, to be included on the committee and to receive meeting documents. The committee meetings are open to all but will not be Zoomed. The first meeting is scheduled for June 9 at 10 am in room C of the administration building.

## Petraine Johnson

*Director/Website Development/Communications*

I invite you to visit Mutual 10's refreshed website where you will see a new background and organization of newly named pages. Now there is a Governance page which includes the mutual's governance documents and a Property Maintenance page



where you will find contact information and documents related to addressing maintenance issues and concerns and upgrades or modifications to your property. The Property Maintenance page will be updated soon to provide clear information about who you should contact in emergency situations and for your routine needs. The Leisure World Amenities page provides a list of telephone numbers you may need and the link to the visual tour of Leisure World for days you want to relax and explore your surroundings. Your suggestions and comments are important to ensure the website meets your needs. Please feel free to send your comments and suggestions to me @ [web@lwm10.com](mailto:web@lwm10.com).

## Cris Rowse

*Director/Hospitality*

**M10 Happy Hour, June 26, 4-6 PM  
Chesapeake Rm, CHI**



Meet your New Neighbors, Say "Hi" to Old Friends, and Help a Neighbor in Need!

Wow! Three items knocked off your TO-DO List in one fell swoop! Bring canned goods (see the article on Page 6) and a dish to share. See you there!

## Join M10 BOD Zoom Meeting

<https://us02web.zoom.us/j/81658691519?pwd=0mZbbgdL3uNbGBGahmhXeDa8a64dbN.1>

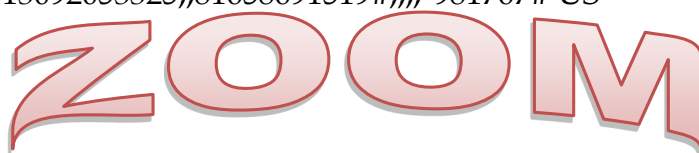
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Passcode: 981767

One tap mobile

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## Pelvic Health Below the Belt

**June 24th 10:00 AM to 12:00 PM**  
**Norbeck Room, Clubhouse II**



“Pelvic Health Below the Belt” will be the subject of a presentation by Cheryl Iglesia, MD, FACOG, FACS, and Shaina Kulbersh, MSN, APRN, WHNP-BC, Nurse Practitioner.

*Dr. Cheryl Iglesia*

Pelvic floor disorders will be discussed, including urinary and fecal incontinence, overactive bladders and pelvic organ prolapse, and the range of treatment options that can successfully address them.

Many women with these conditions feel too embarrassed to seek care and suffer in silence. Dr. Iglesia has a unique ability to relate to women and to ease their anxiety.

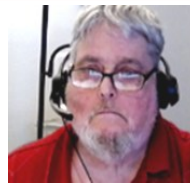
Dr. Iglesia and her colleagues are nationally and internationally recognized for their work in pelvic surgery and the field of urogynecology.

Dr. Iglesia is the Director of the Section of Female Pelvic Medicine at Medstar Health. Patients at the Leisure World Medstar Medical Center may request Dr. Iglesia and her colleagues to treat and supervise their Urogynecologic care.

Sponsored by the Leisure World Health Committee, the event is free, but space is limited. Participants need to register by calling or stopping in at either Clubhouse I or Clubhouse II. Mark your calendars to attend this timely, informative presentation.

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**Notice! Please do not contact Peter McPhie about maintenance issues. Contacting Peter will delay our response as Peter is no longer the M10 Maintenance Director. If you would like to volunteer to take Peter's position, please call Ann Schindler at 516-650-3778 or email her at: [Schindler.ann@gmail.com](mailto:Schindler.ann@gmail.com).**



## Sub-Metering Update

*Bob Morrison and Nancy Osgood*

The future is bound to bring increased electricity costs from all the regional power companies. This adds incentive to pursue the Master Metering project to allow each home to be sub-metered to pay for their own electricity use. Currently the yearly cost of electricity must be predicted then divided among the homeowners in Mutual 10, as part of the monthly owner's fee. The actual cost of electricity is very difficult to predict and is based on the cost of producing the electricity, weather conditions, and the economy. Individual usage also greatly affects the cost of electricity.

Mutual 13, The English Village, is leading the way for other Master-Metered Mutuals that are considering installing submeters in each home to determine an individual's electricity use. Bob Morrison is the technical expert on this subject, and we are working together on this project. Tomorrow I will be attending a special meeting for Mutual 13 residents, to update residents on the status of the project, and to provide a forum for questions from residents. I am certain that I will learn a lot, and I am hoping that Mutual 10 can gain experience from Mutual 13, as I am confident that we share the same goals. Stay tuned to learn the latest through future Kelmscot Tidings articles.

For more information Contact: Bob Morrison, cell: 301-982-9131; email: [bob@eagle-wing.net](mailto:bob@eagle-wing.net) Or Nancy Osgood, Cell : 240-970-5286 or Email: [nancyosgood2018@gmail.com](mailto:nancyosgood2018@gmail.com)

## Poop Boxes:

Grey containers are being installed at intervals along LW Boulevard for the convenience of dog walkers. They will be maintained by Sanitation.



## Summary of May 27, 2025 LWCC Board of Directors Meeting

*Ann Schindler, M10 Representative to LWCC*

Announcements of LWCC Board of Directors (BOD) open meeting dates and zoom links are posted on the Resident website and notices are printed in LW News. Approved Minutes of the LWCC Board Meetings can be found on the LW resident website. Your participation is welcome.

Summary of Interim Community Report as of May 19th and May 27th Management Reports: Rajita Andrews, Steve Wischmann, and Andy Wierzbic:

### Current Management Priorities

- LW Management Team donated over \$2000 to the Cub Helping Neighbors in Need and the LW Foundation, to support the charitable work of our community clubs.

- LWMC is testing a Summer Fridays program to allow eligible staff to leave at 3PM.

- LWCC Board held a work session to review the Master Plan Report, approved a resolution protecting the golf course from size changes, and LWMC will survey BOD to prioritize future project exploration.

- LWMC is securing a Building Condition Assessment from a qualified engineering firm to evaluate future project viability for Clubhouse 1.

- The Ad Hoc Norbeck Gate Committee and LWMC team members have been working with a consulting firm on a bid package that should be ready to present for review soon.

**REMINDER:** There will be a Community Shred Event on June 14th in the Medical Center parking lot. The location was chosen to avoid congestion on LW Blvd.

### Project Status Updates

- Parking lot EV charging stations – parking spots will be painted soon; account is being set up to bring chargers online for resident use. New upper lot will have directional signs on pavement painted soon. Admin lot will have 5 painted “15-minute parking” spaces.

- Security Main Gate audit of spare keys –

*PLEASE MAKE SURE THEY HAVE YOUR KEY!*

- Main/Connecticut Gate buildings are both in need of interior renovations. A project plan is being developed for management approval.

- The free courtesy minivan was deemed successful on the Red Line and effective as a Dial-a-Ride option. One shuttle bus is in the shop for maintenance.

### Action Items

- The Board voted to amend the wording of a section of the LWCC Bylaws and the Board Standing Rules, replacing a title of “general manager” with a more generic “chief staff officer” for reference.

- BOD Meeting adjourned. At the close of the regular business session, the BOD previously voted to go into closed session, in accordance with the MD Homeowners Association Act, for the purpose of discussion of matters pertaining to employees and personnel.



## Do you like to play cards?

Are you looking for a friendly game of cards? The M10 Tuesday Canasta group is welcoming new members. We are a friendly, lively, group that meets in members' homes every Tuesday from 2 PM–5 PM. Everyone brings a snack to share. Our purpose is to have a good time and a lot of laughs. Beginners are encouraged to come. For information call Pat Hurld 716-392-9451 or [hurld@comcast.net](mailto:hurld@comcast.net).

## LW Neighbors in Need

### June 26, 2025 Food Drive, CHNN Pantry



Please join us at the M10 Happy Hour on June 26 to help our LW Neighbors in Need by bringing non-perishable food items to restock the Pantry. In Montgomery County 8% of seniors live in poverty and 11.7% of seniors are reporting food insecurity.

Items requested include:

(Please ensure donation items have not expired.)

- Canned, Low-sodium soups like Progresso
- Canned fruit in juice
- Canned vegetables
- Canned meat (tuna, salmon, sardines)
- Peanut Butter

If you prefer to make a monetary donation your check can be made payable to Interfaith Chapel with CHNN in the memo line and provided at the event, or mailed/dropped off to: 3680 South Leisure World Boulevard, Silver Spring, MD 20906.

**Alison Robinson** is coordinating the food drive for CHNN and M10. She can arrange to pick up your items for the Happy Hour and any time you wish to make a donation. You can contact her at 410 - 937- 1236.



### Editor's Note

*Pat Hurl*

It looks like Summer has arrived (unofficially). Personally, I'm a Spring and Fall fan. The LW calendar is full for June. Get out, learn something new, and enjoy the warm weather!

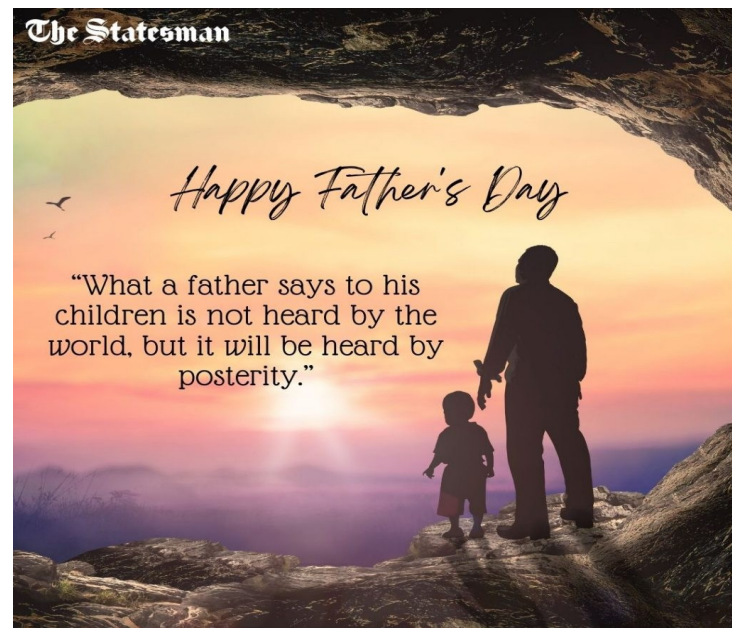
M10 is having a rash of plumbing problems that will only get worse considering the age of M10. We need to investigate prevention and economical ways to address this issue, or our HOA fees will have to increase.

I encourage you to review the M10 website. Pet-

rairie Johnson has done a wonderful job updating it. The site has a lot of useful information. She has more improvements planned. See p. 3. Thank you, Petrairie!

If you have any pictures of M10 activities, I would love to have them for Tidings.

Just a couple of reminders: Do not park on the grass. The damage is expensive to repair. And remember, ALL trash/garbage cans must be cleared from your driveway on the day of pick up.



### MARK YOUR CALENDARS!

**June 2 and 17:** Free Blood Pressure Clinic CH II Vending Café 9:30-10:30

**June 12:** LW Health and Wellness Fair Maryland Room CH I 10 AM – 2 PM

**June 14:** Community Shred Event Medical Center.

**June 14:** Juneteenth, 5 PM Veterans Park. Fireworks at 9 PM. See LW News for details.

**June 24:** "Pelvic Health Below the Belt" Dr, Cheryl Iglesia, Norbeck Rm. CH II 10:00 AM

**June 26:** M10 BOD Meeting Rm A, Administration Building, 9:30 AM

**June 26:** M10 Happy Hour & Canned food Drive Chesapeake Rm. CH I 4-6 PM

**On-Going:** Main Gate audit of spare keys continues. Give them a copy and save money!



## Stay Informed About Urgent Leisure World and Mutual 10 Matters

**Robo Calls:** Leisure World and Mutual 10 occasionally use an auto-dial recorded message to convey important and urgent information to mutual residents. Email Paul Eisenhour (paule@lwm10.com) to be added to the list. Include the desired contact phone number.

**Leisure World Management Emails:** To receive information/notifications from Leisure World management, go to your profile on the Mutual 10 website (www.lwm10.com). Go to residents.lwmc.com and sign up near the bottom of the Sign-Up page.

### Electric Vehicle Charging

If you plan to charge an electric vehicle (EV) at your home, you must complete an "Application for EV Charger" form and submit it to the Mutual Assistant prior to charging your EV. A form is available from the Mutual Assistant, Michael Glick. Once the EV charger has been installed you will need to pay for the power it uses at the rates stated on the form.

At this time, checks should be made payable to "Maryland Mutual No. Ten" and delivered to Shanti Martin, our Mutual Assistant, at the beginning of each month. If you have previously registered an EV and have not been paying the monthly fee, please contact Shanti and begin making payments now.



## REMINDER

- **Pets.** Keep them on a leash, pick up their leavings, and don't let them make too much noise.
- **Wildlife.** Don't feed them.
- **Outside Decorations.** The fence company WILL NOT make repairs if anything has been attached to gates or fences with screws, nails, or anything permanent.
- **Trash cans,** storage bins, and boxes, etc. must be kept in your garage or patio area, not on the driveway.
- **Garbage/Recycling.** Put trash cans and/or recycling bins out for Monday and Thursday pickup (garbage and metal/plastic/glass). Place them out of sight the day of pick-up.
- **Paper/cardboard** goes out for Wednesday pickup.
- **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.

### CALL YOUR BOD REPRESENTATIVE FIRST!

Plumbing problem? Roof leaking? Fallen tree branch? Call Michael Glick, M10 Assistant, before you call your own contractor. It is also a good idea to notify your M10 BOD representative for Property Management or Landscaping as well. You might save yourself some money. Ask if your problem is covered by M10. These BOD volunteers save both you and the mutual money on minor repairs. These directors also provide follow-up for your problem. Of course, if it is an after-hours emergency, call the Main Gate for assistance.



## Summary of M10 BOD Meeting May 22, 2025

*Nancy Osgood*

**BOD Members Present:** Ann Schindler, President; Pat Hurl, Vice President; Valdon Butler, Treasurer; Nancy Osgood, Secretary; Chris Rowse, Director, Petrain Johnson, Director; and Lou Apple, Director. **Management:** Shanti Martin, Jr. Property Manager, Mutual Services; Michael Glick Mutual Assistant, Mutual Services. Guests: Bob Morrisson, Diana Demeter, Ron Robinson, Alison Robinson, Grace Jennings, Deborah Tipton, Theresa Wolf, Bernida Thompson and Paul Kwarcianny.

President Ann Schindler called the meeting to order at 9:33 am. The Community Report was attached (see p. 5). The Agenda, April minutes, Annual Meeting and the Organizational Meeting Minutes were approved as amended.

**President's Report-** Ms. Schindler thanked all attendees for coming to the meeting. She developed a list of new residents for the Welcome Committee to greet new residents. She stated she is concerned about the number of issues M10 is having with plumbing and braking pipes.

**Treasurer's Report:** Mr. Butler: See p. 2 for figures. Mr. Butler reported the Mutual has spent \$211,000 on electricity for the 1st quarter. Higher than anticipated water and electricity costs are responsible for the budget deficit. **Insurance Closeout-** M10 BOD voted to pay the insurance closeout of 14521 Kelmscott Dr. in the amount of \$1,366.94. Resolution #25-17, 5/22/25

### New Business

**-Watering Proposal** – M10 BOD voted to approve McFall & Berry proposal for watering around Mutual 10. Resolution #25-18, 5/22/25

**-Deer Repellent Proposal** – M10 BOD voted to approve McFall & Berry proposal for deer repellent around Mutual 10. Resolution #25-19, 5/22/25

**-Jiffy Plumbing #392247-** M10 BOD approved invoice #392247 in the amount of \$21,160.00 for work done at 16420 Kelmscott. Resolution #25-20, 5/22/25

**-Dryer Vent Cleaning Proposal** – M10 BOD approved DL Carpentry's proposal for M10 dryer vent cleaning of in the amount of \$7,900.00. Invoice to be paid upon completion of the work. Resolution #25-21,

5/22/25.

**-14807 Lindsey Lane** – The board will pay for the repairs to the damaged siding.

### Old Business

**-Roofing-** Shanti reported that work on the roofs Welsh is being pushed back due to the rain.

**-14620/14618 Kelmscott Water-** Shanti reported the work is being completed by Jiffy and DL Carpentry. 14620 has been completed and Shanti is in communication with 14618 to finish the work in their unit.

### Board of Director Reports

**-Maintenance:** Ms. Schindler reported that she is talking to residents to identify a new M10 Maintenance Chairperson. She has one potential candidate.

**-Landscaping:** Mr. Robinson reported the trees in the mutual are old but will try to not spend a lot of money. Trees will be cut down and trimmed on an as needed basis. Mutual 10 is on the list for fall planting for about 60 free trees from Free Tree Montgomery.

**-Website:** Ms. Johnson reported the website has been updated. The website now has 6 pages, and she changed titles at the top of the website page.

**-Communications:** Ms. Hurl requested to have the information delivered to her by the deadlines she has sent out to the board for the newsletter.

**-Hospitality:** Ms. Rowse reported she had to throw out books from the book house (library) because the books were infested with ants. New books have been added to the book house. She announced there is going to be a happy hour on June 26th from 4-6 in the Chesapeake room. Non-perishable food donations will be collected at the happy hour as well.

**-Sub-Meter Project:** Ms. Osgood- No report.

**-Rules and Bylaws:** Mr. Apple- He stated the committee will meet soon to discuss changes to the by-laws.

**Open Forum:** Mutual members were given the oppor-







## **Doug Kammerer, Storm Team 4 Chief Meteorologist is coming to Leisure World!**

Doug Kammerer is Storm Team4's chief meteorologist, forecasting the weather weekdays on News4 at 4, 5, 6 and 11 and working with NBC4's team of meteorologists to bring viewers the most accurate, complete weather information on air and online.

An accomplished meteorologist, Doug has earned the Certified Broadcast Meteorologist seal from the American Meteorological Society (AMS). He also won eight Emmy Awards, presented by the National Capital Chesapeake Bay Chapter of the National Academy of Television Arts and Sciences. Doug is coming to Leisure World to discuss severe weather.

**WHEN: June 10, 2025 at 1:00 p.m.**

**WHERE: Auditorium in Clubhouse II**

**REGISTRATION IS REQUIRED. CALL OR STOP BY EITHER LIFESTYLE  
OFFICES 301-598-1300 or 301-598-1320**

**Sponsored by the Emergency Preparedness Committee**