



MARYLAND MUTUAL TEN
WWW.LWM10.COM

THE KELMSCOT VILLAGE TIDINGS

Board of Directors

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

Vice President: Sue Morrisson
(Communications)
301-980-9132
tidings@lwm10.com

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

Secretary: Ann Schindler
516-650-3778
schindler.ann@gmail.com

Directors:

John Hurld (Landscaping)
240-970-5046
hurldjohn@gmail.com

Peter McPhie (Maintenance)
202-253-9831
pjmcp@comcast.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 (Main Gate):
301-598-1044

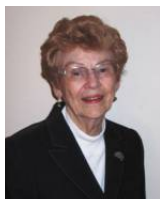
LW Insurance (for fire, flood, major damage): 301-598-1091

Property Manager: Lee Shields
301-366-8001
LShields@lwmc.com

Mutual Assistant: Shanti Martin
301-598-3989
admin@lwm10.com

Tidings Editor: Sue Morrisson
301-942-8726
tidings@lwm10.com

Comcast Contact:
855-638-2855
comcast_leisureworld@comcast.com



A Word From Our President

Jane Salzano

Last month in this space, we published the new listing of the Mutual 10 Board of Directors and their specific areas of responsibility. These areas were listed s committees. It has come to my attention that there are no “official” committees associated with these responsibilities, but rather a fluid group of volunteers who step up to the plate to help when and where help is needed. I have repeated the listing with the clarification indicated as “Oversight Responsibility.” If you choose to volunteer to help in one of these areas, please contact the person responsible. They would be more than delighted to hear from you. Because there are no specific committees in these areas, there are no official meetings, etc. involved in volunteering. Just a group of like-minded people gathering to lend a hand to keep our Mutual running smoothly and looking beautiful.

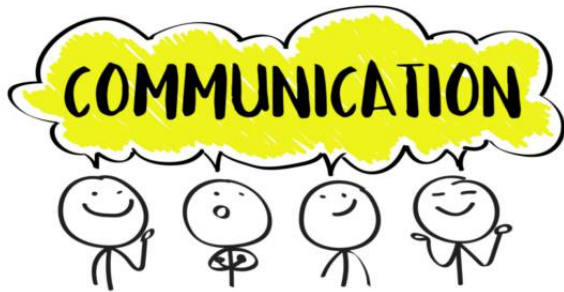
- President:** Jane Salzano
- Vice President:** Sue Morrisson
- Oversight Responsibility:** Communications
- Treasurer:** Valdon Butler
- Secretary:** Ann Schindler
- Board Member:** John Hurld
- Oversight Responsibility:** Landscaping
- Board Member:** Peter McPhie
- Oversight Responsibility:** Maintenance
- Board Member:** Cris Rowse
- Oversight Responsibility:** Hospitality

Leisure World and specifically Mutual 10 is buzzing with summertime events and activities. For specifics on Leisure World events, make sure you read your issue of *The Leisure World News*. Also, see page for some specific events which are of particular interest. Mutual-wise, on Thursday, June 27th from 5-6 PM in the Chesapeake Room of Clubhouse I, we will be gathering for a “Spring Into Summer” Happy Hour! See the announcement on page 2 for all the details.

Hope to see you around the Mutual soon!

In This Issue:

From the President (pg. 1) Landscape Report (pg. 3) Dates/Reminders. (pg. 5)
Communications (pg. 2) Maintenance Report (pg. 3)
Hospitality Report (pg. 2) News You Can Use (pg. 4)
Treasurer’s Report (pg. 3) LW BOD Summary (pg. 4)



Sue Morrisson

At the risk of being repetitive, I'm reprinting the information on how to stay in touch with the goings on in Leisure World and in our own Mutual. This list may evolve, but for now this is a good start.

- **The Mutual 10 Newsletter**, *The Kelmscot Village Tidings*, published on the first Friday of every month and delivered directly to your mailbox by our Delivery Team.
- **Leisure World Newspaper**. Published twice monthly and delivered to your mailbox by our Delivery Team.
- **Leisure World and Mutual 10 websites**, www.lwmc.com and www.lwm10.com, respectively.

- **Robo-Calls**. These calls are used to deliver urgent and important information to residents. **Call our Mutual Assistant, Shanti Martin (301-598-3989)** to sign up.
- **Attend a Hospitality Event**, like our recent Spring Fling. This is a great way to get to know one another and learn what's going on in the Mutual. Call Cris Rowse (301-452-0358) for more information.



Hospitality Report

Cris Rowse

The May 2nd "Spring Fling" was so much fun that we decided to continue the "spring" theme in June. This time we are going to "Spring into Summer" on Thursday, June 27th with another great Appetizer/Happy Hour! See the announcement below for details. As always, we hope to see our "old" friends and meet some new new ones at this great event. And, of course, we will enjoy all the yummy appetizers (or desserts) you bring to share.

"Spring Into Summer"

Appetizer Happy Hour!

Thursday, June 27, 4-6 PM

Chesapeake Room, Clubhouse I

Bring an appetizer to share.

Cash bar available

Questions? Call Cris Rowse on 301-452-0358



Treasurer's Report

Valdon Butler
Treasurer

Our finances through April 2024 are as follows:

Income	\$ 474,141
Expenses	\$ 495,462
Excess	\$ < 21,321>
Variance from Budget	\$ < 2,196>
Reserve Balance 04/30/2024	\$ 1,215,706

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.



Maintenance Report

Peter McPhie, Director

Lots going on in Mutual 10. In the last few weeks gutters have been cleared, siding has been power-washed and some houses have received replacement roofs (including ours, right now).

If you want to make modifications to your own unit, remember that first you must submit an Application for Building Modification (ABM) form. This is available from our mutual assistant, Shanti Martin, or on the Members, LWMC.com website. Your contractor must provide copies of their permits and licenses and a certificate of insurance. For exterior changes, signatures of approval from your three nearest neighbors are required. This paperwork ensures that the contractor is up to the job and provides a record of the work for the mutual, you and for future occupants of the house.



Landscape Report

John Hurd, Director

Rain Rain Go Away ... Come Back

Another Day – yeah, like in August when our gardens and lawns could use a drink. This has been a very wet spring and many flowers and shrubs are looking great. The downside is that the grass has been unruly and some things are looking overgrown. I've seen many residents and landscapers working hard to keep things in check and the results are showing. A couple of reminders, please. Beds should be neat and weed free. Mulch helps with this and also retains moisture for the dry summer months. Also, please

keep an eye on the height of shrubs. Nothing should be above the edge of the roof or in contact with the vinyl siding.

A number of large trees are scheduled for removal in coming weeks. This very large pine (see photo), located along the walking path at the junction with Connecticut Avenue, had reached its end of life. A number of branches, large and small, had dropped during the past 2 years. Also, in the same area a large maple was removed. It had been damaged 2 years ago when strong winds broke off a large limb, hitting a nearby house and causing severe damage. At the time it appeared the tree could be saved, however this spring rotting and a split was detected at the fork of two large sections and the tree had to be removed.



Mutual 10 is fortunate to enjoy a beautiful canopy consisting of a variety of mature trees and it is always a difficult decision to remove a tree. Regular inspections and timely tree trimming will extend this wonderful feature of our neighborhood.

If you are looking for landscaping advice or have questions about plants for this area (Zone 7A) two of our knowledgeable neighbors have volunteered and are available for consultation: Christine Petersen (757-414-3849) or Ron Robinson (843-368-8069).

Please don't hesitate to contact me with any landscaping questions or concerns. John Hurd (240-970-5046 or hurldjohn@gmail.com).

Landscapers

Jose Mayorga	301-346-6284
Bill Bowers	301-831-7893
Marcus Birznieks	301-610-9721
Carlos Gavida	240-305-8813

News You Can Use...



National Pet Preparedness Expo

Wednesday, June 26, 2024,
1:00PM to 3:00PM
Clubhouse II Parking lot

June is National Pet Preparedness month. The American Red Cross, FEMA, and other organizations urge Americans to prepare their pets for emergency evacuations like hurricanes, tornadoes, fires, gas leaks, , and other emergencies.

The Leisure World Emergency Preparedness Committee, along with the Montgomery County Office of Emergency Management and Homeland Security (OEMHS), is organizing a Pet Preparedness Expo, 1 PM to 3 P.M. on Wednesday, June 26 In the Clubhouse II parking lot.

Participating organizations include:

- Hope Animal-Assisted Crises Response,
- Montgomery County Humane Society,
- Montgomery County Animal and Adoption Center/Office of Animal Services,
- Tailed Treasures of Maryland,
- Willow Legal Group, LLC (Pet Trusts),
- Montgomery County CERT
- Academy Dog training offering free obedience assessments
- Veterinarians

Pet Go-Bag lists and Polaroid-type picture of you and your pet (FREE) for your Go-Bag will be available

Shade and water for pets and their humans and a treat for your special pet are included.

Pets, tell your Humans that there will be drawings for YOU and you would like them to win. You can't win if you don't attend! Woof, woof...meow!

The sponsors of this event, Leisure World Emergency Preparedness Committee, and the Montgomery County Office of Emergency Management and Homeland Security (OEMHS), invite residents to bring their pets to this event – in a carrier, or for well-behaved dogs, on a leash. This event is free. No registration required.

Summary of Leisure World Board of Directors Meeting

April 30, 2024

Paul Eisenhour

Community Report:

- Phone System – Phase I is complete currently doing the rollout of Phase II of the new phone system. Phase III will probably begin in approximately 2 weeks. Also working on the POTS lines to determine the best approach to use for all emergency and elevator phones.
- Transportation Grant Funding – This grant was for the purchase of three new buses. We are hoping for funding by September.
- PPD Director – Anthony Conerly began on May 13th. We welcome Anthony to the LW Family.
- Administration Building:
- Final utility service connections for Pepco, WSSC, Washington Gas, and Verizon are in progress.
- Curbs, sidewalks and concrete plaza at building entry are completed.
- Approximately 60% of the parking lot has been repaved, including golf parking. Remainder to be repaved after the existing Administration Building demolition and new upper parking lot is completed.
- Building commissioning and start-up testing of all mechanical/electrical equipment to begin 5/28.
- Exterior storefront door openers at upper-level to be installed, allowing for complete removal of construction security fencing.
- Interior furniture delivery scheduled for mid- to late June with occupancy and move to follow in July.
- Once vacated the existing Administration Building will have asbestos abatement followed by demolition and new parking lot construction.
- Overage for construction will be covered by reserves and not the building loan. Pending BOD approval.
- Security: Work has begun to add employee cards and photos to the ID software
- Transportation: Three buses operating as of May 14

Action Items:

1. The LW BOD approved the appointment of Dan Linger to Emergency Preparedness Committee.
2. The LW BOD approved the appointment of Candy Schimming to Strategic Planning Committee (NOTE: Roger Gerst is moving from member to advisor).



Save The Date:

June 25 from 1-3 PM: Emergency Preparedness for Pets Expo. Clubhouse II Parking Lot

June 27th @ 9:30 AM. Mutual 10 Board of Directors Meeting. Sullivan Room in Admin. Building. Zoom option available.

June 27th from 4:00 to 6:00 PM. "Spring Into Summer" Happy Hour! Chesapeake Room in Clubhouse I.

Ways to 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 Eisenhaur (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. 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.

**"Alone, we can do so little;
together we can do so much."**

— Helen Keller



These reminders have been in place, unchanged, for a couple of years. I think it's time for a change. Below is a quick summation of the things we, as a mutual, find important to remember as we go about our busy lives. And then I've added what I think is really important, no matter where we live or who we are. That will follow this summation.

- **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.** Don't attach them with screws, nails, or anything destructive.
- **Garbage/Recycling.** Put trash cans and/or recycling bins out for Monday and Thursday pickup (garbage and metal/plastic/glass). 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.



One

One tree can start a forest

One smile can begin a friendship

One hand can lift a soul

One word can frame a goal

One candle can wipe out darkness

One laugh can conquer gloom

One hope can raise your spirits

One touch can show you care

One life can make a difference,

....be that One today.

—Unknown