

**MARYLAND MUTUAL NO. TEN***The Kelmscot Village Tidings***Important**

April 2015

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**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**

*Dora Pugliese, President*  
(301) 598-0265  
dorapugliese1@verizon.net

*Leroy Salazar, Vice President*  
(301) 598-0265  
dsalazar58@comcast.net

*Janet Martin, Treasurer / Tidings Editor*  
janetlmartin@earthlink.net

*Bob Namovicz, Secretary*  
(240) 833-8572  
namoviczb@comcast.net

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

*Bill Cave, Director*  
(301) 598-0373  
bill.cave@ymail.com

*Dotty Van Scoyoc, Director*  
(240) 669-4955  
dotty36@comcast.net

*Marlene Smith*  
*Mutual Assistant*  
(301) 598-3989  
msmith@lwm.com

**MUTUAL WEBSITE**  
[www.lwm10.com](http://www.lwm10.com)

**FROM THE PRESIDENT**

By: Dora Pugliese  
301-598-0265

dorapugliese1@verizon.net



**President's Message:**  
**President: Dora Pugliese**

Every time we have our annual meeting we worry about getting the 50% or 80 votes we need to make a quorum. If we don't, we can't conduct the meeting or have the election of directors. This year, we barely had the votes at 51%. However, some residents sent back the proxy without signing it. In the future, please put your name on the return envelope so that we can contact you .

The four candidates were all elected . Leroy Salazar is now the Vice President , Bill Cave is the director in charge of legal affairs , Paul Eisenhaur is a director and representative serving on the Leisure World Board of Directors and Dotty Van Scoyoc is responsible for social activities. Janet Martin remains as Treasurer

and Bob Namovicz remains as Secretary.

A big thank you goes out to Dotty for the great job with the Annual Meeting luncheon even though she is recovering from a recent knee replacement. Thank you, also, to Diane Ivan , Anne Finnegan, Betty Eisenhaur and Sherry Houser for setting up the tables and cleaning up . We will continue to work as a team and do our best for Mutual 10.

**PLEASE CALL  
DORA PUGLIESE OR  
LEROY SALAZAR TO  
SCHEDULE A REPAIR  
BEFORE CALLING PPD,  
EXCEPT IN THE EVENT OF  
EMERGENCY. IF YOU DO  
NOT , YOU WILL BE  
CHARGED FOR THE  
REPAIR. WE HAVE POSTED  
THIS IN THE TIDINGS  
REPEATEDLY SO BEING  
UNAWARE OF THE POLICY  
WILL NOT PREVENT YOUR  
LIABILITY FOR  
THE PAYMENT .**

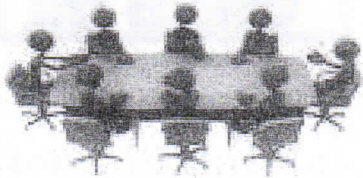


# LWCC BOD Summary

*By Paul Eisenhaur*

Summary of the BOD Meeting held on 3/31:

## Action Items - Resolutions:



1. A resolution was approved of the FEP cash flow for the Crystal Ballroom, interior of the Clubhouse I North Wing, the Fitness Center, and the PPD Customer Service area (as presented to the BOD in the January 27, 2015 Status Report).

2. A resolution was approved to move the scheduled construction of restaurants to be move up three weeks to allow availability of the LW 50th Anniversary celebrations.

3. An amended resolution was accepted directing the Golf and Greens Advisory Committe to return to the BOD a plan that would address ways that could reduce its subsidization by increasing revenue. This plan is expected to be presented in 3 months.

4. A resolution passed to allocate funds for the Golf Course repairs for damage that may be caused during the Golf Course Pond Restoration (a separate project). No other funds at this time are to be allocated for FEP improvements.

5. A resolution was approved to develop a LWCC Strategic Technology Plan for all aspects of community technology needs. The plan will be created by the appointment of a special committee (by the BOD Chair) of LW residents. Members will be solicited via the LW News.

6. Approval was given for the appointment of a committee of residents to plan the LW 50th Anniversary Celebration.

7. Another special committee was formed and tasked with

developing a historical document of LW. This committee also is made up of LW residents.

8. The final audit report of 2014 operations was presented and accepted by the BOD. The report was detailed with a positive summary.

9. The Budget & Finance Advisory Committee made their recommendation to the BOD as to the disposition of the 2014 community surplus. Of the \$195k in surplus, \$100k would be refunded to the mutuals (allocation determined by number of units), \$60K to the Snow Storm Fund, and \$35k to the LW 50th Anniversary Celebration. After lengthy discussion, this was approved by the BOD.

10. The BOD approved the release of \$20k to fund the Building Permit Phase of the PPD Customer Service enhancements. These funds had previously been budgeted in the FEP.

11. The BOD approved the release of \$70k to fund the design documents of the restaurants in the North Wing of Clubhouse I. These funds had previously been budgeted in the FEP.

12. The Energy Advisory Committee requested the approval from the BOD to publish an updated version of E-Rating Guidelines for master metered mutuals. This was accepted by the BOD.

13. The Budget and Finance Advisory Cmte submitted a procedure for advisory committees to follow when requesting discretionary funds from the proposed budget. Timing and justification allow a more intelligent determination of any request. This was accepted by the BOD.

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NOTE on 2016 budget: The current CPI of inflation is the 'cap' of any budgetary increase. The CPI has been greatly reduced by the depression of fuel prices. Thus, little to no expansion is expected.

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Operational updates were given by the GM.



## History, in the Making!

Bob Namovicz, Secretary

Leisure World of Maryland is planning for its 50<sup>th</sup> Birthday next year! (Time DOES fly when you're having fun!)

Two Committees have been formed to prepare for this notable celebration: one to plan appropriate activities, and one to prepare documents that will review how we got here. I am serving on a Committee that is working on the history, and want to ask M-10 residents to comb through their scrapbooks, picture albums, and records to identify items of importance to our history. Surprisingly, not all matters of significance are fully recorded or recognized in centrally maintained records. If you have pictures, old newsletters, old copies of LW News, pamphlets, announcements, or mementos of key events that you attended, or were aware of, please let me know. The Committee will not want everything that comes to our attention, but it will be helpful to know what is available, so that we can be sure that we have prepared an accurate and complete history. Call me at **240.833.8572** if you come across anything you think will be of value.



## Are Your Records Up to date??

Bob Namovicz, Secretary

Our Mutual needs to keep track of all of our residents. We try to do that by keeping our records up to date. This is especially important around the time when our Annual Meeting is being held, since our Bylaws require that 51% of our residents either attend the meeting, or provide a proxy for the meeting. We need accurate information in order to calculate that quorum number.

It became apparent this year that a number of residents are registered with inaccurate, incomplete, or out of date information. This happens when a spouse is no longer in a residence due to illness or death. Sometimes residents change their telephone company, and possibly their telephone number; sometimes they do renovations or updating to the interior of their home, which does not require an ABM, but can potentially affect their charge for electricity; adding a room in the garage (or deleting one), or updating a furnace or air conditioner. Converting to a heat pump can result in substantial savings in electricity charges.

Therefore, we are asking all residents to consider whether or not any of the changes noted above have occurred. If they have, please contact me (240 833 8572) so that we can get **YOUR** records up to date!

## Thanks!





## Benches in Our “Central Park”

By Bob Namovicz



There have been recent improvements to our “Central Park” (the grassy area that extends behind Ludham, Deerhurst, and Densmore, from Kelmscott to Lindsay). The Board purchased a new bench to replace one that had deteriorated. A new bench, donated by John and Lexie McMahon, was re-finished at the LWM Wood Shop, by LeRoy Salazar and I. Permanent installation of this bench, at a point on the Park sidewalk near the Deerhurst cul-de-sac, is incomplete, but underway as Tidings goes to press. Taking a walk in “Central Park” has never been more comfortable; check it out!



## Final Stage of Siding Going Up

Spring has brought blossoms, birds, and warm weather back to Kelmscot Village; it's also brought progress on completing our total siding and gutter replacement project. Our contractors have been working diligently since mid March, and they are about half way through as we ready for our Annual Meeting. This is the final third of our three year program. Since the Mutual has been proceeding with this project in increments, we are able to assure that the work is fully paid for as it is completed. Our thanks go out to the residents who have waited patiently as other residences have been renewed.



Those residences included in the final installation still have the opportunity to install insulated windows (at their own expense). Installing these windows can result in an improved “E-rating” and lead to a reduction in your monthly bill. Get the windows installed while our contractors are still here for additional savings. Check with a Board Member to find out more.



# March Meeting of M-10 Board

By Bob Namovicz, Secretary



The M-10 Board of Directors met on March 25.

1. Mr. Coursen presented the LWM Managers report, noting that fiber optic installation is proceeding; re-sales continue to be good; and the 2014 surplus has been distributed among the 59<sup>th</sup> Anniversary project, Snow Removal coverage, and funds returned to mutuals.
2. President Pugliese noted two recent sales in Kelmscot Village.
3. Treasurer Martin reported that finances are on track and in budget; return of some of the 2014 surplus was noted; money was allocated for the Annual Meeting refreshments.
4. Mr. Salazar reported on planning for road repairs in conjunction with completion of WSSC repairs. Window and garage door repair/replacement is being surveyed.
5. Mr. Namovicz reported that Welcome Packages are being delivered; preparations are under way for the Annual Meeting; and e-rating audit continues in planning.
6. Ms. Smith indicated her work hours for M-10 will be provided.
7. ABMs and invoices were considered and approved.

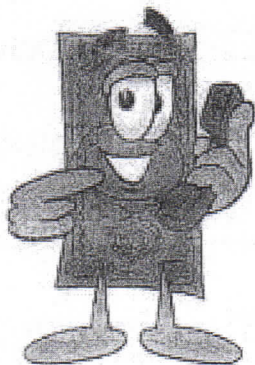
## LW BOD Action Items:

1. A motion was passed to implement a rule on retention of ballot according to CCOC guidelines. Though the guidelines require keeping the ballots for a minimum of six months, ballots will be maintained at LW for one year before being destroyed.
2. The 2015 GM Performance Evaluation Committee was appointed by the BOD Chair. Paul Eisenhour will chair this committee, and members will include Dave Frager, Barbara Cronin, Linda Wacha, Phil Marks, Joel Swetlow, and Henry Jordan. This motion passed.
3. A special committee was created to oversee the development and oversight of the LW 50th Anniversary Celebration to be held in 2016. This committee will be chaired by Sandy Marks and the Vice-Chair will be Yolanda Hunt. This motion passed.
4. The current policy enabling the Government Affairs Advisory to take positions and make statements on behalf of LW to legislative bodies when time-sensitive issues need immediate action and cannot wait for the regular process to proceed. This motion passed.
5. The delegation of authority to engage in legal counsel was requested by the Executive Committee. The annual amount not to exceed \$10k. This motion passed. This addressed a timing issue. CCOC guidelines require resident complaints to be heard within 30 days... allowing for situations where there would not be time to request legal counsel at the next BOD. The motion avoids the timing problem.

## Treasurer's Report

By Janet Martin

Our finances through March, 2015 are as follows:



Income	\$ 325,548
Expenses	\$ 407,625
Deficit	\$ 82,077

Variance under Budget \$20,431

Reserve Balance 03/31/15

\$ 715,732

We have been hit hard by energy bills the first quarter of the year due to the miserable winter. Our electricity usage is running 10.3% higher than last year – thus, the deficit to budget. The highest of the bills are behind us, however, and I am comfortable saying that I believe we will make up this deficit before the end of the year.

You will see the reserve balance drop to a low point of about \$500,000 in the next few months as we finish the siding project, replace some roofs, and do some necessary concrete repair. After that, the reserve balances will begin to build again.

We barely made our required quorum at the annual meeting this week. Next year, we will be a bit more proactive in contacting residents

about turning in their proxy. As board members, we represent your interests in the community. It is important that you vote for the candidates you feel can best do so.

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 [janetlmartin@earthlink.net](mailto:janetlmartin@earthlink.net)



## Landscaping

By Dora Pugliese

We will be replacing the bushes on the common property that did not survive the winter, along with a weeping cherry tree. Many of the other bushes are being shaped by a certified arborist. We won't be able to do all of them this year but will do so by the end of next year.

The grass is looking great ; all of the snow and rain really helps. McFall and Berry are starting to mow the lawns. Their mowers are set to cut the grass at 3.1/2 inches. Please do not ask them to cut it any lower - it is not good for the grass.



**ALZHEIMER'S WORKSHOP**  
**Presented by the Alzheimer's Association**

**KNOW THE TEN SIGNS**

If you or someone you know is experiencing memory loss or behavioral changes, it's time to learn the facts. Early detection of Alzheimer's disease gives you a chance to begin drug therapy, enroll in clinical studies and plan for the future. This interactive workshop features video clips of people with Alzheimer's disease.

**Hosted by: Health Advisory Committee**

**Date: Tuesday, May 19**

**Time: 10:00-12:00**

**Location: Clubhouse I, Maryland Room**

**Tickets are available in Clubhouse I**  
**Limited seating**

# Drug Take Back Day - May 2, 2015

## Montgomery County Law Enforcement Agencies Conduct Drug Take-Back Day

On Saturday, May 2, 2015 between 10 a.m. and 2 p.m., several Montgomery County law enforcement agencies will be conducting a Drug Take-Back day. The closest drop off point for the Leisure World community is the **Montgomery County Police 4<sup>th</sup> District Station, located at 2300 Randolph road in Wheaton.** This is a safe, free and anonymous opportunity to dispose of unused, unwanted or expired prescription drugs. This initiative is part of an effort to prevent the increasing problems of prescription drug abuse and theft that continue to occur nationwide. The Rockville City Police Department and the Montgomery County Sheriff's Office will be conducting a Drug Take day on May 30, 2015.

On May 2, there will be nine drop-off locations throughout Montgomery County. These locations will accept prescription drugs and over-the-counter medications only. Liquids, illicit drugs, needles, sharps and syringes cannot be accepted as part of the take-back program. Officers will staff collection boxes in the parking lots of the following facilities or in their lobbies:

The Montgomery County law enforcement community is particularly interested in medications containing controlled substances but will accept any medications brought for disposal. All sites will take pills and medication patches of all kinds. If possible, prescription labels should be removed or personal information should be blacked out; however, pill bottles will still be accepted if the labels are attached. No questions will be asked. This is an opportunity to safely empty out a medicine cabinet of drugs that are no longer needed.

Disposing of them through a drug take-back day is the safest option. If it is safe to dispose of a drug by flushing it down a toilet, the drug label or prescription information will indicate that option is an appropriate means of disposal. Otherwise unused drugs should not be poured down a sink or flushed for disposal.

Drugs should not be thrown in the trash unless specific safety precautions for safe



disposal are followed. The County's Division of Solid Waste and Services offers these suggestions:

Place unwanted or expired medication into a plastic bag (with a seal) or other empty container with a lid to prevent liquid medications from leaking out.

1. Mix with kitty litter, coffee grounds or sawdust. (Liquid medications can be solidified using kitty litter or sawdust.)
2. Seal the bag and/or container.
3. Crush pills or tablets.
4. Put the container and/or bag containing the medication into your regular household trash.
5. Remove the label with the patient's name from the original medicine vial or bottle.
6. Place the empty plastic vial or bottle into your blue County recycling bin. Empty aerosol inhalers can also be recycled in the County recycling bins.

Unused and/or expired medicines that remain in home cabinets are highly susceptible to diversion, misuse, and abuse. According to the U.S. Drug Enforcement Administration, rates of prescription drug abuse in the U.S. are alarmingly high, as are the number of accidental poisonings and overdoses due to these drugs. Studies show that a majority of abused prescription drugs are obtained from family and friends, including from the home medicine cabinet.

All of the returned medications on Drug Take-Back day will be incinerated by the Montgomery County Department of Police according to state and local regulations.