

## MARYLAND MUTUAL NO. TEN

*The Kelmescot 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**

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

*Leroy Salazar, Vice President*  
(301) 598-0373  
dsalazar58@comcast.net

*Janet Martin, Treasurer*  
(240) 669-8954  
janetmartin@earthlink.net

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

*Sara Gordon, Director*  
(240) 426-0436  
smo63gordon@gmail.com

*Peggy Salazar, Director /  
Tidings Editor (301) 598-0373*  
psalazar1952@comcast.net

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

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

**MUTUAL WEBSITE**

[www.lwm10.com](http://www.lwm10.com)

April 3, 2017

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**FROM THE PRESIDENT**

By: Dora Pugliese

301-598-0265

dorapugliese1@verizon.net

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

This is our last Tidings for Kelmescot Village before our annual election. This past year we had more new owners moving into our Mutual than usual. It shows that Mutual 10 has a good reputation for being well-managed, thanks to our board members - but especially Janet Martin our treasurer who keeps tabs on our expenses, and Leroy Salazar our vice president who helped so much with the material/mechanical problems of our residents and knew how to fix most of them, which saved us money.

At our last board meeting we had more residents attending than we ever had in the last 7 years that I have been on the BOD. Our team members were very happy to see that many residents care about the Mutual. We appreciated all the comments and questions about the 2 proposed amendments; one for limiting the rental property to 10% of our units,

which would be 16 rentals, and the second amendment to lower the number of votes necessary to achieve a quorum - from 51% to 40% which computes to 80 votes down to 63 - only 17 less votes. I think a lot of residents did not understand fully the description of the amendments. I had a hard time myself, but having 4 flyers (some with false information in them) stuffed in your mailboxes did not help. Therefore, the amendments were rescinded.

Instead, the board will compile all the emails we received pro and con, and at a later date we'll have an open meeting where all the residents are invited to discuss the amendments. If you have an email address send it to Paul Eisenhaur (paule@lwm10.com) our board secretary. It is much easier and faster to get in touch with you that way.

One problem has cropped up again. Please remember, dog owners/walkers need to pick up after their dogs and not let them run loose, especially at night (thinking that their neighbors don't notice - but they do). There is a fine if we receive a complaint.

Dorapugliese1@verizon.net



**Landscaping Report**

***By Dora Pugliese***

Spring is here! At least the calendar says so. February was very warm and a lot of bushes and trees started to bloom or bud, then, when we had the last snow and 20-degree weather, problems started to happen. If you have Hydrangea bushes most of the buds at the end of the branches are brown and frozen. Check the stems to find 2 green buds facing each other. Cut right above them and you might get flowers this summer. Try it.

I am working on replacing the trees which were removed. This should happen before the end of April. If you find a new tree close to your house, please give it some water every week so that it survives.

For our new residents and older residents who forgot some of the rules, please note: no bushes may touch the gutters; no tree may be planted inside the 4 ft. foundation space since their roots may cause problems with the pipes; keep bushes at least 1 ft. away from the house; no nails in the siding; mulch may not touch the house; no metal hangers unless they are lined with a protective material so that they won't scratch the fence; do not hang heavy flower pots on the fences since they are vinyl and not as strong as wood; no hangings should involve nail holes; keep your fences clean. (Home Depot has a product which you hook up to your hose and all you do is spray it, then rinse. It removes mildew, which is present especially if you have trees around your house. If you do not wish to buy this product, just spray on Clorox - let it sit for 15 min then rinse off.)

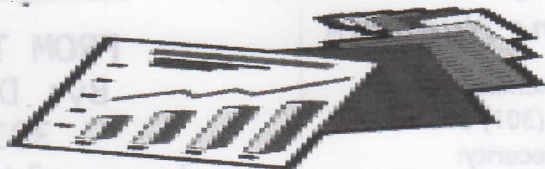
If you need a landscaper this year now is the time to book them since they get very busy. (I am strict about unkempt foundation plantings with weeds.) You may use any landscaper you want. I would suggest that you get 2 proposals before you choose one.

Here are some landscapers who are "regulars" in Leisure World:

Bill Bowers 301-831-7893

Carlos Gavidia 240-305-8813

Gloria Sherman 301-980-2867



**Treasurer's Report**

***By Janet Martin***

Our finances through February, 2017 are as follows:

Income	\$ 161,923
Expenses	\$ 189,125
Deficit	\$ 27,202

Variance from Budget \$11,568

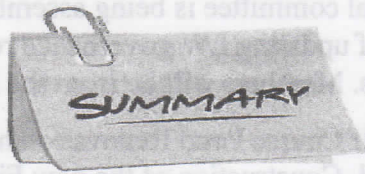
Reserve Balance 2/28/17 \$650,209

The unseasonably warm weather we experienced in February had a very positive impact on our financial statements. We always budget a deficit in the first few months of the year in anticipation of high electricity bills. This year, although we still have a deficit after two months, it is \$11,568 less than we had budgeted. That puts us in a good position going forward. It also stresses, once again, how important our electric bills are to our financial position. Electricity and water are about the only variable expenses that we can control in any way. Conservation benefits us all.

We have many new residents in Mutual 10 this year. I hope everyone, including the new residents, will attend the Annual Meeting on April 21st. It's an opportunity to meet your neighbors and be updated on what's happening in Leisure World.

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](mailto:janetlmar-tin@earthlink.net)

Janet Martin



## M10 BOD Meeting on 3/23/2017

*By Paul Eisenhaur*

### **General Manager Report:**

- So far this year, budgeted financials are well within expectations. With the milder winter, expenses on electricity have been contained, and PPD did not lose significant production due to weather delays. However, the loss of bank revenue at the Administration Building location has resulted in a loss of income of \$11,000 per month. The intent is to replace the bank with another in the near future.
- A new banking lease is set to become effective in April with a move in date of August. Typically, bank regulation requirements require about 90 days to be met. It is expected, though, that as of the April effective date, an ATM machine will be operational in the Administration Building lobby.
- Kitchen repairs are essentially done. Expect full service and hours restored in all restaurants soon.
- The new community website is scheduled to go "live" in early April. This will be aimed externally to emphasize the LW lifestyle. The current site will remain and be redesigned for easier use.

### **Mutual Business:**

- **President Pugliese announced that both resolutions to pass a rental cap and lower a quorum requirement have been rescinded.** It became obvious that many residents had issues with some facet of the motion. Though the board's intention is to follow through with these motions eventually, more consideration of resident input will be sought first.

- **Director of LW Accounting Department, Dawn Gaynor, presented the final audit report of 2016 of Mutual Ten.** The audit showed positive financial numbers and no problem issues. Dawn was available to answer all questions.

### **Treasurer Martin:**

- ◇ All invoices and ABM's were approved.
- Director Peggy Salazar's reported on the installation of new garage doors to begin this spring. It will be a **two year** effort with 72 homes being done this year. The contractor, Fred C. Johnson, will be contacting residents directly to set up an installation appointment. (Installation will require 7' of clearance in the garage). Mrs. Salazar also identified those few units who paid for new doors themselves and will only require installation of garage windows, if wanted by the owners.

### **Open Forum:**

- During the early portion of the meeting when the many residents in attendance were informed that the announced motions had been rescinded, visitors asked many situational questions (i.e. if a unit is inherited by a family member due to the passing of a parent, can they rent right away or be restricted?). After answering, the board encouraged any issue or comment to be communicated in writing (to be made available to all residents at a future general meeting).

## Summary of LWCC Board of Directors Meeting

*By Paul Eisenhaur*

### **The summary of the 3/28/2017 BOD meeting is as follows:**

- \* The new fire chief of the station outside LW on Connecticut Ave was introduced and explained the operations and service to LW. She mentioned that a new station addition will begin this summer and likely take two years to complete.

\* The GM reported that Comcast overcharging, that may have happened since the Comcast Bulk Agreement was signed, will be investigated and remedied.

### Resolutions:

1. The LWCC BOD approved a resolution to accept the final audit report by Malvin, Riggins, & Company that showed no concerns as well as a surplus in the 2016 financial performance of LW.

2. The LWCC BOD approved a resolution to return the majority of the 2016 to the mutuals. Of the \$112,000 surplus, \$17,000 will be contributed to the community Contingency Fund to cover the revenue loss resulting from loss of Bank of America.

3. The LWCC BOD denied a motion for an immediate independent demographic study. After ample discussion, it was felt that this task would be more appropriate for the soon to be created LW Strategic Planning Committee.

4. The LWCC BOD approved a resolution to form a Community Planning Advisory Committee (CPAC) for "the Process for Updating Facilities Enhancement Plan" projects. This would entail the construction or total upgrade of Trust facility structures.

5. The LWCC BOD approved a resolution to observe Martin Luther King, Jr. day as an official holiday by both LWCC and LWMC -- the community and management.

6. The LWCC BOD authorized the General Manager to approve and sign the final contract for a financial services tenant located in the Administration Bldg. once occupied by Bank of America.

### Updates:

\* All applications (9) by residents for membership on the Strategic Planning Special Committee have been accepted and vetted by CPAC and passed along to the LWCC BOD Chair for final approval. Committee formation is expected by the end of April 2017.

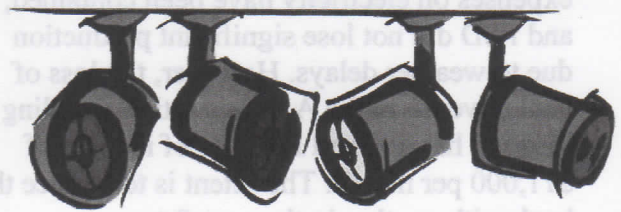
\* A special committee is being assembled with the task of updating LW governance rules and guidelines. Members will be from the BOD.

\* The Golf Course Pond Renovation has been completed. Construction of the new Fitness Center is underway after a few delays.

\* The new LW website should be operational within a few weeks. This will be a separate site from the current site and will promote the positive lifestyle of the community.

Paul Eisenhaur

(301) 460-5588



### Mutual 10 Neighbor Spotlight

Meet: Mary Eno!



Mary has lived in LW/Mutual 10 for two years along with her husband, Mark LeGrande, and little dog Mikey. She's enjoyed very much living here, and having just retired last month, she loves taking classes, using the fitness room, and otherwise enjoying LW's available amenities/services.

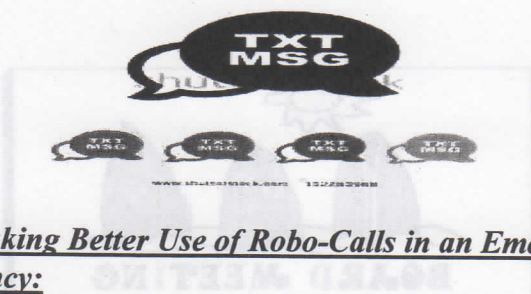
Her activities inside of LW have to share time with the extensive traveling she and Mark have always done. Whether it's international or national trips, they've been all over. They're big baseball fans and love traveling to different cities to see games.

To date they've seen games in over forty different ballparks. They also spend a lot of time at their cabin in up in Maryland's Catoctin Mountains near Thurmont. Mary loves all the wildlife in LW, but she gets to see even more of it on her visits to the cabin, including the occasional black bear.

Mary grew up in Kensington MD. She graduated from the University of Maryland and went on to get her law degree at George Washington University. She started her career as a practicing attorney but after a few years she felt the need to move in a different direction. After adopting two dogs from the Humane Society in Rockville MD, she wanted to raise awareness of the animal shelter and the wonderful pets there, so she took a position as the public information spokesperson for the Humane Society. At that time, computers were just coming into business use, and she found she had a knack for working with them. Mary began taking computer courses, eventually becoming an Information Technology Specialist at the Montgomery County Recreation Department, managing the computer system. She held this position for the last 17 years, retiring January 1. She's now enjoying retirement!

Paul Eisenhaur

(301) 460-5588



### **Making Better Use of Robo-Calls in an Emergency:**

The recent shooting incident in LW illustrated a need to notify residents who may be out walking the grounds or offsite somewhere. The current robo-call was set up to contact phones via voice. Of course, if you've set your phone to receive a voice message, you probably won't get the emergency notification in a timely manner.

Now, an optional feature is available allowing it to have the ability to contact a resident via text.

**Only text messages deemed to be emergencies**

**will be sent.** Each resident must opt-in to this feature via their own cell phone texting feature.

It can only be effective if the resident carries their cell phone (turned on) with them when away from the home.

**To Opt-In: How to Use Text Messaging:** New to texting? To send a text message, open up the "Menu" on your cell phone and look for the "Messaging" option (which usually looks like an envelope). Select "New Text Message". Type in 22300 in the "To" field and type the word "Alert" in the message field. Note: some cell phones have you type your message first and enter whom you are sending it to second. Receiving text messages is easy. When a message is received, your phone will notify you. Just select to "view" the message. To view the message again, open up your "Menu" and select "Messaging" (usually an envelope) and select "Inbox". All the text messages you have recently received will be in your "Inbox".

**If you need help opting-in, just contact me, Paul Eisenhaur, 301-460-5588.**



### **This & That:**

#### **Parking Courtesy**

The homes within Mutual 10 are duplexes, each with a two car garage area for parking. Many homes have a shared driveway, often with an additional parking space. For the houses farthest from the street there can be a problem getting to the street. You can use your neighbor's driveway ramp to turn around, unless they have parked in the middle of the ramp. If your neighbor's ramp is not available and someone is parked in the extra parking space, you may have a difficult time reaching the street.

If a car in the extra space has not pulled fully forward, you may not get out at.

Please park your car to one side of your driveway and make certain that cars using the extra space pull all the way forward to avoid blocking someone's driveway. Courteous parking works for everyone's mutual benefit.

**6 Home Renovations that Return the Most at Resale**

- 1) New roof 105% return (pd. by mutual)
- 2) Refinished hardwood floors 97%
- 3) Insulation upgrade 95% (pd. by mutual)
- 4) New wood floors 91%
- 5) New garage door 87% (pd. by mutual)
- 6) New vinyl siding 83% (pd. by mutual)

The Board is looking out for you. We want to keep our mutual updated in appearance and resale values high.



**Join us**  
 for your Annual Meeting.  
 Don't miss it!

**Mutual 10 Annual Meeting:**

The Annual Meeting of Mutual 10 will be held on Friday, April 21, 2017 at 12:30p.m. in Clubhouse II. Light lunch will be serve at 11:30am.

See you there!!



**NEXT BOARD MEETING :**

Mutual 10 Board Meeting will be held on April 27, 2017, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend.

WHERE THERE'S A NEED THERE'S A LION

LEISURE WORLD LIONS CELEBRATE THEIR 38TH ANNIVERSARY  
WHILE PARTICIPATING IN A DAY OF SERVICE!!!!

APRIL 23, 2017 10-6



CLUBHOUSE 2                      ACTIVITIES ROOM

SHOW SUPPORT FOR YOUR CLUB BY COLLECTING / DONATING  
THE FOLLOWING ITEMS.....

HUNGER

HUMANE SOCIETY

NON-PERISHABLE FOOD ITEM

TOWELS, SHEETS, TOYS

COINS FOR MILLION PENNY PRO.

BLANKETS, QUILTS,

UNOPENED GRN FREE FOOD

ENVIRONMENT

SIGHT/HEARING

INK CARTRIDGES

EYE GLASSES

TONER CARTRIDGES

HEARING AIDS

JOIN THE LIONS IN CELEBRATION OF 38 YEARS OF SERVICE TO  
THIS COMMUNITY AND THE WORLD. JOIN US FOR TEA

AT 10 WHILE VIEWING THE CLUB'S HISTORY EXHIBITS.

JOIN THE COCKTAIL PARTY AT 4 FOR FUNFILLED CELEBRATION  
AND AWARDS CEREMONY!!!!!!!!!!!!

LEISURE WORLD LIONS CLUB

LION ARTHUR HOOKER, PRES

CONTACT: [waxiemaxie@juno.com](mailto:waxiemaxie@juno.com)

SINCE 1917

