

# TIDINGS

April 2012

Leisure World

Mutual No 10

Main Gate: 301-598-1044

www.lwm10.com

PPD: 301-598-1500

## KNOW WHO TO CALL!

Below is the list of Board member duties:

Mike Showalter, President  
(301) 598-3247

showmt@hotmail.com

\*Roads & Pavements \*Water/sewer line breaks  
\*Energy issues

Dora Pugliese, Vice President  
(301) 598-0265

dorapugliese1@verizon.net

\*Landscape \*Drainage issues

Janet Martin, Treasurer  
(240) 669-8954

janetmartin@earthlink.net

\*Review and approve invoices for Mutual \*Advise  
Board on availability of funds for major projects.

Joan Byrnes, Director  
(301) 598-4949

\*Fences, gates

John McMahon, Director  
(301) 598-3584

\*Roofs, gutters, downspouts \*Patio door  
replacements \*Plumbing, Electrical problems

Dotty VanScoyoc, Director  
(301) 598-2878

dotty36@verizon.net

\*Welcome new residents and obtain contact  
information

Paul Eisenhour, Director  
paule@lwm10.com  
301-460-5588

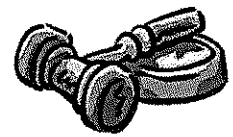
\*Website \*Termite infestation problems

## From the President

By Mike Showalter

(301) 598-3247

showmt@hotmail.com



March has been a quiet month for our mutual with one exception – landscape work. Flowers are blooming all over due to Mother Nature, but new trees and bushes are popping up everywhere due to the efforts of Dora Pugliese who works tirelessly to make our mutual beautiful to the observer. You may have seen her personally tending to the new plantings and directing the efforts of our landscaping contractors. Because of the warm weather flowers are blooming well ahead of schedule and March seems to be telling April to pick up the pace or get out of the way.

This is the time of year to have your air conditioner or heat pump serviced to make sure it is ready for the hot weather that is ahead. Call Physical Properties Division (301) 598-1500 or a local HVAC contractor to make sure your system is cleaned and functioning properly. Also, if no water comes out of your outdoor spigots it's because you need to open the shut-off valve located inside the house.

On March 22, I received a notice from Mr Thomas Smithhisler regretfully tendering his resignation from the Golf and Green Advisory Committee. We are sorry to see him go. Are there any golfers among you that would be interested in filling Tom's position? If so, please call or email me.

Pending approval of the LWCC Board of Directors, John McMahon will be replacing James Elliott as our mutual's representative on the Physical Properties Division Advisory Committee.

---

### Landscape

By Dora Pugliese

(301) 598-0265

dorapugliese1@verizon.net



Spring is here! But don't rush to buy your annuals just yet; we may have another hard freeze. Check your foundation plantings. If you have mums, now is the time to cut all the dead wood. They will spring back. The daffodils are almost finished blooming. Cut the blooms but not the stems, fertilize them with bone meal.

The new flowering trees have been planted. This year their flowers won't be great but next year they will be showy. McFall & Berry will start mowing our Mutual on Saturday the 31<sup>st</sup> if it does not rain. Just a reminder- all the owners are responsible for the upkeep of the foundation and patio planting. Here is a list of landscapers; I saw their work and they all do a good job. Some charge by the hour and others for the job. Please keep in mind that the Mutual is not responsible for them.

McFall&Berry 301-598-5161

Bill Bowers 301-831-7893

Gloria Sherman 301-980-2867

### WELCOME NEW RESIDENTS

By Dotty VanScoyoc

(301) 598-2878

dotty36@verizon.net



Please welcome our new neighbors:

John & Fleur Fiscella  
14514 Kelmscot Drive

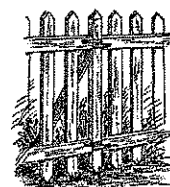
Leroy & Peggy Salazar  
14808 Lindsey Lane

---

### Fences & Gates

By Joan Byrnes

(301) 598-4949



We continue on doing minor repairs on the fences. If you want to hang any decorations on the fence, you should use the plastic hangers we provide. If you have questions or concerns, don't hesitate to call!

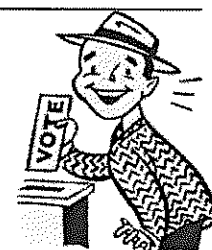
---

**Our next Board meeting is scheduled for April 26, 2012 at 9:30 am in the Sullivan Room of the Administration Building. All are welcome to attend.**

---

### Don't Forget Our ANNUAL MEETING

By: Mike Showalter



The meeting is **April 17** and is preceded by a light but tasty lunch which will be served from 12:00 – 12:45 pm in the Activities Room of Clubhouse II. Some of you may call this a *bribe*; I prefer to call it an *incentive*. **The meeting will start at 1:00 pm.**

In order to conduct business at the meeting there must be a quorum, which is a 51 % representation of the mutual's membership.

The 51 % consists of the sum of those who attend the meeting and those who have tendered their votes as proxies. Not only our mutual but many others have had problems in past years achieving a quorum and the result is that the meeting must be rescheduled at great inconvenience to all concerned. So please mark the date April 17 on your calendar.

**If all else fails** and you simply cannot make the meeting, please submit a Proxy vote using the form that was enclosed in the mailing containing the notification of the Annual Meeting. Should you misplace your Proxy vote form don't hesitate to contact our mutual assistant, Cris Juarez at 301 598-1371, or one of your board members and we will make sure you get another one. Give your proxy vote to a neighbor who will be attending the meeting or mail it to:

Maryland Mutual 10, Inc.  
c/o Cris Juarez  
3701 Rossmoor Blvd  
Silver Spring MD 20906

---

### **FUTURE SOCIAL ACTIVITIES**

Mark these in your calendar:

April 17th	Annual Meeting
May 18th	Annual Dinner
TBA	Ice Cream Social
Oct. 27th	Annual Fall Coffee



---

### **...A FEW IMPORTANT THINGS**

By Paul Eisenhour  
301-460-5588  
paule@lwm10.com

Recently, our mutual has begun a naming process with your input. This is certainly important and we value your help. And, a name will be chosen soon. Once completed,

another option survey will be taken of the community name of "Leisure World." This is an entirely different effort being taken of all Leisure World residents. The close timing is only coincidental but the opinion survey and your input is just as important. All residents will be distributed the short survey by the president of the mutual. And that is who will collect them. More information will be presented in upcoming issues of the Leisure World News. NOTE: The community wide opinion survey was taken in the past. However, the cost to you was not available at that time. That cost estimate has now been identified and will be presented. So, your thought on the name can be more well informed.



Our first robo-call went out to residents for the first time with good, but not perfect results. The robo-call is an automated telephone call to our mutual residents about immediate or important information we want to make you aware of. It will begin when the call is connected to a live person or a message answering machine. However, a busy signal requires a slightly different procedure on our part. Unfortunately, a handful of busy lines were not contacted this last time. For future robo-calls, busy lines will be logged and re-dialed for a connection.



Another reminder to our residents is about the LW Yahoo Groups. This is a free internet service to you; all you have to do is register. The postings and information are only pertinent to our community. I'd be happy to register you if you'd like (certainly, no charge). Just contact me with your email address- and I'll set you up.

We are always looking to reduce the cost of operating Mutual Ten while not decreasing the quality of excellent housekeeping. To help us please keep your garage doors closed whenever possible. Of course we do not want you to stop opening your doors for needed use but we ask that you not open the big garage door for extended periods of time. Please give us a helping hand on controlling the heating and cooling bills.

~John McMahon

## **Applications for Building Modification (ABM)**

By Michael Showalter

In order to maintain a community that is attractive to both residents, visitors and prospective buyers, Leisure World and our Mutual require that an Application for Building Modification (ABM) be submitted and approved before any significant changes to the appearance of a property may be made. In addition to appearance-related changes prior permission must be obtained for changes involving modifications of the electrical, plumbing and structural components of the residence because of safety factors. The ABM consists of a three-step process:

1. The ABM must be signed by three of your neighbors agreeing to the proposed improvements. If this step presents difficulties, a member of the board of directors may assist you in obtaining these approvals. This assumes that the proposed improvements are reasonable requests that do not constitute an eyesore to the community.

2. The ABM must be presented to the Physical Properties Division for review and approval. The ABM must be accompanied by a description and sketch of the proposed changes, literature/brochures containing pictures and specifications for windows, doors or other items which will be part of the remodeling project. A copy of the contractor's license is required as is a certification of adequate insurance that protects LWMC, LWCC and the resident from liability and damage caused by the contractor.
3. Finally, the PPD-approved ABM must be presented to the mutual's board of directors for its approval.

Many modifications do not require an ABM. As an example of which do and do not we are enclosing an excerpt from the LWMC website that cover some common types of improvements:

### **F.A.Q.**

What kind of changes are not "a significant architectural or structural modification"?

The following are examples of changes that are not significant and do not require the submission of the Application for Building Modifications

- Interior painting; NOTE: Do not paint sprinkler heads.
- Replacement of existing floor coverings.
- Replacement of an existing appliance in its original location.
- Counter top replacements and/or cabinet replacements provided there are not layout changes. If the layout is changed, an Application for Building Modifications is required since it may

involve plumbing and electrical modifications.

- Replacement of an existing storm door of the original color.
- Landscaping changes made in your foundation planting bed within five feet of the building

What kind of change constitutes "a significant architectural or structural modification"?

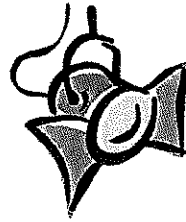
Here are some examples of modifications that do require an Application for Building Modifications:

- Adding/replacing windows and doors.
- Adding new space with a Florida room or by enclosing an existing patio/balcony/atrium.
- Converting garage space into living space (adding a bonus room).
- Installation of fencing, sheds, handrails, or landscaping not in the foundation bed areas.
- Lighting or electrical modifications (except for "in kind" light fixture replacement by PPD electricians).
- Plumbing and HVAC modifications.
- Kitchen renovations involving cabinet layout changes; appliance relocations; electrical circuit changes and/or plumbing relocation.

The above examples are not intended to be an all-inclusive list. If you have any doubt, please submit the Application for Building Modifications.

If you need any further clarification, call the Director of PPD:  
Mr. Bill Carr at 301-598-1344.

*Attached to this issue of the Tidings is a copy of the ABM for your reference.*



## Neighbor Spotlight

Many interesting people, with varied and fascinating backgrounds and careers, live in Mutual 10 and we'd like to get to know them. To do that, we thought a monthly column in the Tidings highlighting a neighbor would be a big step forward. We're looking for a volunteer (or volunteers) to interview a neighbor and write the column each month. If you are willing to do this, please contact Janet Martin at 240-669-8954 or Cris Juarez at 301-598-1371 for more information.

## MUTUAL NAME CHANGE

We are pleased to announce that we received over 50 suggestions!! Attached to this newsletter is the voting form. Each household member will have to opportunity to submit **ONE (1)** vote. The deadline will be at our Annual Meeting, April 17, 2012. Be sure to give it careful thought as this will go in the history of our Mutual!



"Sweet April  
showers  
Do spring May  
flowers."  
~Thomas Tusser



# NEIGHBORS' NEWS

- Best wishes for a prompt recovery for Mrs. Audrey Cooper.
- Do you have so many good books which you read and don't want to throw them away? We have a solution! At the ICE CREAM SOCIAL we will have a BOOK SWAP. For every book you bring you will be able to choose another, we don't have it all organized yet but in the next Tidings you'll have all the questions answered.
- It is spring time- the season to clean out your closets. Consider giving away clothes that are too small or too big to charity. Empty the storage boxes in your garage, whatever you did not use the past two years should go. Your children will be very grateful not to have clean up after you are gone. Old towels, sheets, comforters are needed at the humane society; furniture and housewares are needed at Habitat for Humanity.

To request that something be printed, call Cris Juarez at 301-598-1371 or e-mail her at [cjuarez@lwmc.com](mailto:cjuarez@lwmc.com). The deadline for May's Tidings is April 25, 2012.

**APPLICATION FOR BUILDING MODIFICATIONS**

Proposed work to be reviewed by the Physical Properties Department for the purpose of providing continuity throughout the Leisure World Community and guidance to the Mutual Boards of Directors by ensuring a high level of quality for all construction projects.

**IMPORTANT: DO NOT ENTER INTO ANY SIGNED CONTRACT WITH ANY CONTRACTOR OR GIVE ANY CONTRACTOR ANY DEPOSIT MONEY UNTIL YOUR APPLICATION FOR BUILDING MODIFICATIONS HAS BEEN APPROVED BY YOUR MUTUAL BOARD OF DIRECTORS IN WRITING. THIS APPLICATION IS GOOD FOR ONLY 180 DAYS. FAILURE TO START WORK DURING THAT TIME WILL RESULT IN HAVING TO RE-SUBMIT THE APPLICATION. UNIT OWNER MUST CALL PPD 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION WORK AT 301-598-1317.**

NAME (Include co-members): \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
MUTUAL #: \_\_\_\_\_ BLDG. & APT. #: \_\_\_\_\_ BUILDING TYPE: \_\_\_\_\_

For office use only  Date received _____
------------------------------------------------

**TYPE OF ALTERATION:**

- |                                                |                                                 |                                      |
|------------------------------------------------|-------------------------------------------------|--------------------------------------|
| <input type="checkbox"/> Fence                 | <input type="checkbox"/> Shed                   | <input type="checkbox"/> Window/Door |
| <input type="checkbox"/> Lighting/Electrical   | <input type="checkbox"/> Storm/Front Door       | <input type="checkbox"/> Hand Rail   |
| <input type="checkbox"/> Florida Room/Addition | <input type="checkbox"/> Patio/Atrium Enclosure | <input type="checkbox"/> Other       |
| <input type="checkbox"/> Plumbing              | <input type="checkbox"/> Bonus Room             |                                      |
- (conversion of garage space)

**\* RESIDENT MUST PROVIDE U-FACTOR IF INSTALLING NEW WINDOWS AND DOORS. THIS INFORMATION WILL BE FORWARDED TO THE ENERGY COMMITTEE FOR A NEW E-RATING, WHEN APPLICABLE. IT IS THE RESPONSIBILITY OF THE MUTUAL AND RESIDENT TO NOTIFY THE ENERGY COMMITTEE UPON COMPLETION OF PROJECT. THE U-FACTOR STICKERS MUST BE LEFT ON THE NEW WINDOWS SO THE ENERGY COMMITTEE CAN DETERMINE THE U VALUE WHEN ADJUSTING THE E-RATINGS.**

Provide a detailed description of the proposed work. Indicate by attaching a SKETCH, DRAWING, MATERIAL CATALOG, AND/OR DETAILED TYPED DESCRIPTION of the proposed modifications. Refer to your Mutual Bylaws, rules and regulations to see if the proposed work is allowable BEFORE submitting this application form for approval. Kindly include information regarding the Contractor (if other than PPD) performing the work as follows: Copy of Contractor's State/County license; contact name and phone #; copy of current Certificate of Insurance; and any applicable permits that are required. Note: Certificate of insurance must name the unit owner, the Mutual and LWCC as additional insured. Applications received without the above information will be returned.

Work to be performed by: \_\_\_\_\_  
NAME OF CONTRACTOR  
MD license # \_\_\_\_\_

I/We hereby agree that the cost of all labor, equipment and materials involved in this proposed work, including painting, planting, care and maintenance, as well as all restoration, if necessary, shall be at my/our cost and expense and in accordance with the attached plan. I/We will save Leisure World of Maryland Corporation harmless by employing only Contractors who furnish a Liability Insurance Certificate to the Physical Properties Department and agree to adhere to all applicable regulations established for Contractors operating within Leisure World. I/We understand that any additional future maintenance expense caused by the above requested alteration will be billed to us/me directly.

SIGNED (resident member) \_\_\_\_\_ DATE: \_\_\_\_\_  
Neighbor Approval \_\_\_\_\_ DATE: \_\_\_\_\_  
(Three required) \_\_\_\_\_ DATE: \_\_\_\_\_  
\_\_\_\_\_ DATE: \_\_\_\_\_





# MUTUAL NAME CHANGE BALLOT

**STEP 1:** Choose one of the following names:

(The) Neighborhood of (at) Kelmscot	Kelmscot Community	The Deer Park
A Joining of Happy Residents and Nature	Kelmscot Crossing	The Hamlet
A Misty Vista	Kelmscot Greens	The Haven
A Sunny Vista	Kelmscot Haven	The Haven of (at) Kelmscot
A Wild Bird Paradise	Kelmscot Manor	The Oaklands
Bluebird Run	Kelmscot Manors	The Park Villages
Bluebird View	Kelmscot Mews	The Ramblers
Brighton	Kelmscot Neighborhood	The Ranches
Central Park	Kelmscot Village	The Rolling Courts
Evergreen	Kelmscot Villas	The Rolling Hills
Fairview Commons	Kelmscot Woods	The Rolling Parks
Gold Oaks	Lazy Acres	The Southern Aspect
Havenside	Misty Vista	The Village
Homes of Kelmscot	Our Misty Vista	The Village Park
Kelmhurst Manor	Tenley Acres	The Villas
Kelmscot	Tenley Manor	The Windgates
Kelmscot Cluster	Tenley Village	Village Green
Kelmscot Commons	The Cotswold	Winding Way

**STEP 2:** fill out the following form and submit it to Cris Juarez, Mutual Assistant (3701 Rossmoor Blvd Silver Spring MD 20906). Or, bring to our annual meeting on April 17, 2012. **REMEMBER:** each household member may turn in a ballot. If you need additional ballots, please call Cris Juarez at 301-598-1371.

NOTE: only completely filled out forms will be counted.



-----

## MUTUAL 10 NAME CHANGE BALLOT

Household Member Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

Name Voting For: \_\_\_\_\_