

# TIDINGS

Mutual No Ten

August 2011

## 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  
janetlmartin@earthlink.net  
\*Review and approve invoices for Mutual  
\*Advice 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

Pat Dunn, Director  
(301) 598-5553  
patdunn29@comcast.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

**Urgent. Vacant Homes.** We are having trouble keeping track of vacant homes in our community because we often are not notified when the vacancy occurs. Those of you who are neighbors of a departing resident are most likely to be aware of the change. **This is a particularly important issue right now because we must be able to gain access to vacant homes to do the installations of attic insulation.** Therefore, I would greatly appreciate it if you would notify Mike Showalter, 301.598.3247 (showmt@hotmail.com) or Dora Pugliese 301.598.0265 (dorapugliese1@verizon.net) of any nearby residence that has recently become vacant. Furthermore, if you have a point of contact such as a relative, we would appreciate that information from you as well. To landlords: Please inform Mike or Dora of any changes of tenants. Thanks.

**Insulation Project Status Report:** Our program to greatly improve the attic insulation of all Mutual 10 residences is progressing nicely. In spite of the intense heat during much of the past month, Absolute Insulation Services' workers typically are completing two homes daily since work began on July 18<sup>th</sup>. The work

will continue for at least two more months. if you have not already been scheduled, the company will contact you to arrange a date and time that is convenient for you. The work takes between 2.5 to 3-hours to complete and the workers have been repeatedly described as professional, efficient and extremely neat

**Repair and Service Requests:** As you can imagine, a mutual of our size (158 residences) has a large number of requests each month for repairs and services. Besides taking your requests we also want to track them to make sure they are completed satisfactorily. To help us do this, please notify us when the problem you've asked us to take care of has been completed so that we can remove it from our "outstanding project" lists. Likewise, we also want to know if a problem you've reported to us has not been completed within a reasonable amount of time. By keeping us informed you will help us keep things running smoothly within the mutual.

**Gate Handle Installation Oversight:** Through an unintentional oversight in our July Tidings I forgot to mention that one of our new residents, Elliot Schantz, helped Dora Pugliese with the installation of the handles that were placed on the outside of our patio gates. Thank you Elliot.

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**LANDSCAPE**  
Dora Pugliese  
301-598-0265

This summer has been brutal for our flowers but the weeds are having a great time. Now that the weather is cooling off a little it is time to start weeding. After

cleaning up, sprinkle PREENS on the ground; it stops the weeds up to 3 months.

I saw several garage doors open to let the hot air out; it also lets chipmunks and mice in. Keep an eye out for the little creatures, I do have some mouse traps if you need them.

McFall & Berry are going to start reseeding the lawns beginning in October.

No big expenses this month. With luck, we won't have a big storm so we'll have some money to buy some trees.

The patios and foundation plantings of the month are: Mrs. Gagliano and Mrs. Dodge on Lindsey Ln; Mrs. O'Neill on Kelmscot Dr.

My friends in Mutual 13 tried to light up their barbecue grill and the tank exploded burning my friend's hand and face, destroyed their house and damaged next door. The fence was completely melted as you can see in the pictures. So please, if you have to use the barbecue, be very careful and install the grill far away from the fence.

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**ROOFS, GUTTERS & DOWNSPOUTS**  
John McMahan  
301-598-1908

5 leaky gutters; I called into John LaClere of PPD and had them fixed. Every thing else is ok.

**Our next meeting of the Board of Directors is scheduled for August 25, 2011 at 9:30 a.m. in the Sullivan Room of the Administration Building. All are welcome to attend.**

## NOTICES

### **Warning About Using your Barbeque**

**Grills:** *Pull your grill at least three (3) feet away from your fence before you use it. The vinyl fences will warp or melt when exposed to intense heat and there have already been incidents where damage occurred. Any repairs will have to be made at the owner's expense and a new fence panel costs about \$700.*

*Also, many of you may have heard about the recent explosion and fire that occurred at a residence in Mutual 13. Over \$175,000 worth of damage resulted. The cause was from an old, deteriorated propane tank on a barbeque grill unit. If you have a propane tank that has not been used for a long time, please consider replacing it with a new one before using your grill. While we do not know all the details, it sounds like it was a miracle that the gentleman who was next to it when it exploded was not killed although he did sustain some serious burns.*

**Irrigation Problems:** *Please monitor your irrigation systems. We have had several incidents of water running down the street and into a storm drain because the resident forgot to shut off the system. Automatic timers are an excellent way of dealing with this problem and cost about \$35 at Home Depot. Costco has an good, easy-to-use one for a similar cost and it provides outlets for your hose plus two separate irrigation lines. This timer has large print and is very simple to set-up and use.*

## MUTUAL 10 INSULATION PROJECT

By Paul Eisenhaur

The installations are progressing nicely. Many of those residents who have received insulation have been quite complimentary and pleased with the job. For those not yet scheduled, please know you will be scheduled eventually as this project will continue well into the fall.

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## TREASURER'S REPORT

By Janet Martin, Treasurer

We are currently working on the Mutual 10 Budget for 2012. A major component of our budget is the fee assessed to us by Leisure World for the myriad services we all enjoy. The Leisure World budget is now complete so we are working on the remainder of our Mutual 10 budget. During this process, we also project major capital improvements to be made over the next five years. These include roof replacements, street repair, etc. Please contact me if you have any comments or suggestions you would like to make. We anticipate mailing copies of the proposed budget to all residents by the end of September.

Attached to The Tidings this month is a flyer about direct payment of your monthly condo fee. I encourage everyone to sign up for this service if you have not already done so. It is safe, secure, and very convenient. If you have any additional questions about the process, please call me. I will be happy to help you through the sign-up process in any way I can.

**WELCOME ALL NEW RESIDENTS**

Pat Dunn  
301-598-5553

Below is a list of residents that have moved in since the beginning of the year. If you're a newcomer and don't see your name, please contact me right away, I'd like to meet you!

<u>Name</u>	<u>Address</u>	<u>Phone #</u>
Jane Golden	14715 Bigby Ct.	(301) 467-4958
Nathan H. Finch & Shirley D.	14608 Deerhurst Ter.	(240) 242-3952
Elliot & Shirley Schantz	14631 Deerhurst Terr.	(240) 242-3335
Pam Owen (Charles Berry)	14500 Elmhan Ct	(301) 598-2613
Joan Patterson	14509 Elmhan Ct.	(240) 595-1689
Eleanor Crocker	3406 Halton Ct.	(301) 438-8709
Horatia P. Freeman Cathryn S. Freeman	14527 Kelmscot Dr	(240) 669-8432
Charles & Donna Leonard	14628 Kelmscot Dr.	(301) 467-6180
Frederick Linkins	3220 Ludham Dr.	(240) 328-9602

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**Obituary**

We recently got word of the passing of Mr. Louvain (Lou) Wood. Lou was an original resident of Mutual 10. A retired engineer, he quickly became active in the Mutual and in the Leisure World Trust properties. As Chairman of the Energy Committee he helped work out the "E Rating System" to properly distribute the cost of energy measured through the master meters. As an

accomplished computer programmer he provided programs to calculate the billing and also to do the accounting for Mutual 10. He was Treasurer of the Mutual for many years. This was the ground-work for the accounting systems now in use.

About seven years ago Lou moved to Solomon's Island where he could receive more personal assistance if needed, and to be nearer his daughter, who lives in that area. He died in July 2011 at age 104 years three months, up-beat and active to the last. We in Mutual 10 are grateful to Lou for our sound fiscal systems and his long devotion to working for the betterment of the Mutual.  
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**ATTENTION**

Do you have a gas heated outside grill? Is it in good condition? Not rusted? Used often? Why do we ask? Recently fire destroyed a residence in Leisure World and it appears that the source of original ignition was a rusty old gas grill. Its gas caught fire and spread to the rest of the house. The resident was lucky to escape. Do you have such a time bomb ticking in your garage?  
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**FLU CLINICS 2011**

**Crystal Ballroom - 9 AM to 1 PM**

SEPTEMBER 16	FRIDAY
SEPTEMBER 22	THURSDAY
SEPTEMBER 27	TUESDAY
OCTOBER 3	MONDAY
OCTOBER 12	WEDNESDAY
OCTOBER 18	TUESDAY
OCTOBER 20	THURSDAY

MEDICARE MUST BE YOUR PRIMARY INSURANCE  
MUST PRESENT MEDICARE CARD  
ALL OTHER PLANS - CASH OR CHECK \$30.00  
NO APPOINTMENT NECESSARY

## **SHREDDING SERVICES IN DANGER OF BEING DISCONTINUED**

In response to requests from residents, management has contracted with the Shred-It Company to provide shredding services to the Community. As a result, residents have the opportunity to have their confidential documents destroyed on site, free of charge, on a regular basis, in a safe and secure manner.

Secure, locked consoles are located in the lobbies of the **Administration Building, both Clubhouses, and PPD**. They are currently emptied each Monday (or on Tuesday if the Administration Building is closed on Monday for a holiday). However, we are experiencing problems, due to the **misuse of the shredding bins**. They are intended to be used for the secure destruction of your **personal, confidential documents only**. Many residents are also depositing items that should go in their regular recycling, such as catalogs, newspapers, magazines, and calendars. These items do not belong in the shredding bins and are causing two problems: (1) the bins become full again almost as soon as they are emptied, and residents complain that they can't deposit their documents; and (2) the shredding company has objected to such items being placed in the bins and threatened to discontinue their service if this practice doesn't cease.

If you wish to continue receiving this popular and beneficial service, please cooperate by separating your items for disposal and placing them in the appropriate, readily available recycling and trash bins, and reserving the shredding bins for confidential documents that need to be shredded to protect your identity.

**NOTE – Shredding of cassettes, tapes, etc.** At the request of a number of residents, we have arranged for the installation of a media bin in the Administration Building. This bin will be available for the deposit of items such as CDs, floppy disks, DVDs, cassettes, and VHS tapes. **ABSOLUTELY NO BATTERIES OR HARD DRIVES!** The media bin should be available starting Monday, August 1<sup>st</sup>. Again, if the service is misused, it will be discontinued.

If you have any questions, please contact Berri Sommer at 301-598-1370 or [bsommer@lwmc.com](mailto:bsommer@lwmc.com)

## **GENERAL MANAGER'S REPORT**

August 2011

### **COMMUNITY TOPICS**

#### **1. Finances –**

For the month of July, net operating expenses were approximately \$9,500 over budget. Year-to-date, operations are at a surplus of approximately \$15,000.

#### **2. Proposed 2012 Budget –**

- The Budget & Finance Committee will meet on Wednesday, August 10<sup>th</sup>, at 9:00 a.m. in the Sullivan Room, to review and take action on the proposed budget.
- The Executive Committee will review the budget at their regularly scheduled meeting on Friday, August 19<sup>th</sup>, at 9:30 a.m. in the Sullivan Room.

- The Board of Directors will review the budget at their regularly scheduled meeting on Tuesday, August 30<sup>th</sup>, at 9:30 a.m. in the Montgomery Room of Clubhouse I.

The proposed 2012 budget is available on the Leisure World web site ([www.lwmc.com](http://www.lwmc.com)). In addition, hard copies are available for review on site at the Administration Building, at both clubhouses, and in the library.

### 3. Medical Center –

The August 2<sup>nd</sup> issue of the *Leisure World News* contained an article summarizing activity relating to the Medical Center. At the Board meeting held on Tuesday, July 26<sup>th</sup>, the Board appointed the following members to serve on the Oversight Group:

Leonard Teitelbaum, Chair  
 Lowell Weiner, Vice-Chair  
 Henry Kissman  
 Murray Grant  
 Bernice Stein  
 Catherine Galano

Letters have been sent to the following health care providers, notifying them that the Community is interested in discussing potential outsourcing of the operation of the Leisure World Medical Center:

Holy Cross – Trinity  
 Adventist  
 Johns Hopkins – Suburban  
 Montgomery General Hospital –  
 MedStar  
 Kaiser Mid-Atlantic

### 4. Leisure World Plaza Post Office –

It has been announced that the Leisure World Plaza post office is under consideration for closure. This does not affect the post office here in the Community. We will keep you informed as we receive additional information from the postal service.

### 5. Call for Volunteers –

A note was published in the *Leisure World News*, requesting residents who would be willing to serve on special projects on an ad hoc basis, separate from the established advisory committees, to submit their name and a brief background/resume to Berri Sommer. The note will appear in the newspaper quarterly.

### 6. 45<sup>th</sup> Anniversary of the Community

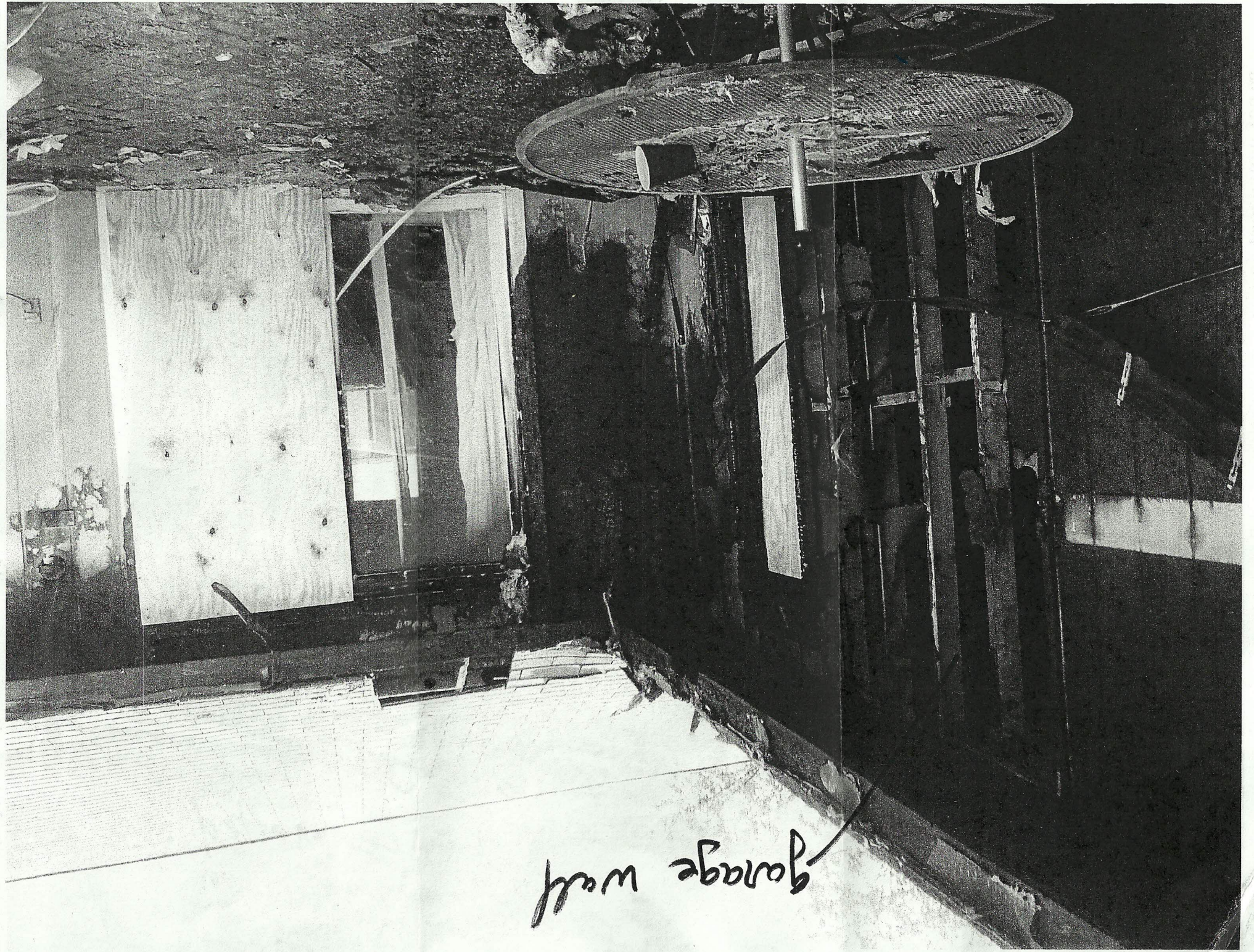
The Education & Recreation Committee and staff are developing proposed plans to commemorate and celebrate the 45<sup>th</sup> anniversary of the Community. A date will be identified in the month of October for this event.

my Frien  
Living Room  
Sliding Door

Patio  
Fence melted

Fence melted.





garage wall