

MARYLAND MUTUAL NO. TEN

The Kelmescot Village Tidings

August 2014

Publication Date: August 27, 2014

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

*Mike Showalter, President &
Tidings Editor
(301) 598-3247
showmt@hotmail.com*

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

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

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

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

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

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

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

MUTUAL WEBSITE
www.lwm10.com

FROM THE PRESIDENT
By: Michael Showalter
301-598-3247
showmt@hotmail.com



President's Message:

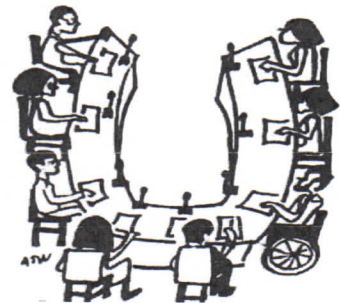
From Mike Showalter, President

My remarks will be short this month since I will be gone from August 14 – August 30. Please call our Vice-President, Dora Pugliese if you have a question or need something done.

We have quite a few new residents who've moved in within the last several months. To make sure we have information about you, please contact Marlene Smith or myself with the following important information: Your name(s), address, phone number, email address, Points-of-Contact (someone to get ahold of you in case of emergency) and non-resident owner and/or landlord information if applicable. We need this information for our resident database in case we need to get in touch with you. Thanks in advance for your cooperation. Contact information for Marlene Smith and me is in the left col-

umn of the Tidings newsletter's first page.

It is time to seek residents for the Leisure World Community Corporation Advisory Committees. A list of preferred qualifications for specific Advisory Committees has been developed and is attached to this newsletter. If you are a current member of an advisory committee or wish to serve on one, please fill out the application and turn it in to me.



Please keep in mind that it is more important for the effective and efficient functioning of each committee, and for the community as a whole, to have qualified committee members than it is to have each Mutual represented on every committee.

LW Community Board of Directors July 29th Meeting Summary

By Paul Eisenhaur

At the July LWCC BOD meeting, the following were highlights:

* The BOD initially went into closed session to review personnel matters. State Law guarantees that any personnel matter be private. Once this discussion ended, the meeting was open to visitors.

* Presentation of Medstar's 1st Quarter of 2015 was given and showed expectations being met in all areas. Of note, the resident prescription requests have significantly increased.



Action Items:

1. Streetsense presented current plans for Fitness Center approval. Upon careful review, the plan was approved.
2. The Motivational Fitness contract (contract for instructors at fitness center) was modified to reduce the number of free complimentary sessions from four to two. Approval of this modification was accepted by the BOD.

A proposal to require identification and required criteria of outside contractors was deferred till the August BOD meeting to allow further information to be provided.

3. A procedural amendment to an earlier BOD resolution regarding pickle ball court line striping was passed. The amendment has two pickle ball courts to be painted on tennis court #2 once fall resurfacing has been completed.

4. A proposal for geese management was passed. An outside contractor will provide a daily service of hoarding the geese using border collies. This contract's immediate 12 month service will cost \$17,290 and be funded from the LW Contingency Fund.

5. The Landscape Advisory Committee proposed a "Going Green" pilot study in which certain high trafficked trust properties would be sprayed with more environmentally friendly applications. This multi-year study would monitor the cost/benefits and quality of such a program. The cost would be funded by the McFall and Berry annual allowance for such purposes. This proposal was approved by the BOD.



Update Notes:

1. Existing Verizon conduit available for lease for the LW Telecommunications project is not cost effective for lease; independent purchase is.
2. Remote access to financial portal training of non-staff should begin in August.





Treasurer's Report

By Janet Martin

Our finances through July, 2014 are as follows:

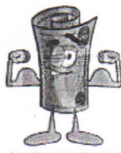
Income	\$ 1,004,686
Expenses	\$ 1,035,810
Deficit	\$ (31,124)

Variance under Budget \$9,814

Reserve Balance 7/31/14

\$ 607,049

We had a good month in July, with expenses down considerably. Electricity is \$13,988, or 6.6%, higher than last year but, since we budgeted a 13% increase, we now are ahead of budget.



Speaking of the budget, it's that time of year already. You will soon be receiving a copy of the 2015 budget in the mail. Please take the time to review it carefully and contact me with any questions, concerns, or comments. After all, this is your money we

are accounting for. You have the right to full transparency.

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



UPCOMING EVENTS – SAVE THE DATES

September 13th – Wine/Soft Drinks/Appetizer. This event will be held in the Activities Room in Clubhouse II from 3:00 – 5:00 p.m.

October 25th – Annual Autumn Coffee. This will be held in the Maryland Room in Clubhouse I from 10:30 a.m – 12:00 noon.

December 4th – Potluck Dinner. This will be held in the Activities Room in Clubhouse II from 5:00 – 8:00 p.m.

WELCOME NEW RESIDENTS



* Sam and Lucy Blouir *

3312 Densmore Ct.

* Jim and Barbara Healy *

14646 Kelmscot Drive

* Sara Gordon *

14619 Deerhurst Terrace

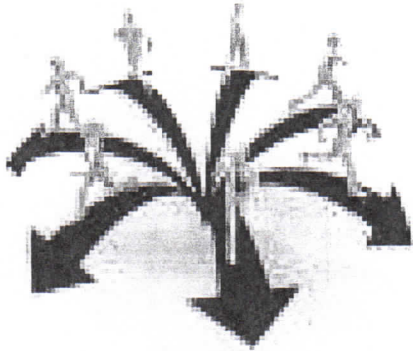
* Rosemary McHugh *

14613 Kelmscot Drive

Who Runs This Place, Anyway??

By Bob Namovicz, Secretary

Isn't it nice to have "someone else" worry about keeping the grass cut, the snow removed, the trees trimmed, the gutters cleaned -- and the siding replaced? In short, don't you just love the benefits of living in a Condominium in Mutual 10? You pay for these services with your monthly Condo Fees. But who decides about spending that money, and how do they do it?



One answer is that your elected members of the M-10 Board of Directors (BOD) bear responsibility for operating and maintaining the 158 units that make up "Kelmscot Village", or Mutual 10. They help manage a million dollar business on your behalf. These are the folks named on the first page of every *Tidings*. The Board meets formally every month (and you are welcome to attend their meetings on every fourth Thursday), but they are all working for you every day.

You may get a busy signal when you try to reach President Mike Showalter, because his phone is ringing pretty much all the time on Mutual matters (just ask Delores, his patient and helpful wife). But



you can be certain that he is looking out for all of us nearly all of the time.

You may run into Vice President Dora Pugliese walking Kelmscot Village, not just for health, but also to carry out her responsibilities for landscaping and grounds maintenance. Pretty flowers and healthy trees don't just care for themselves, but Dora keeps up with what M-10's need. She also works with Mike Showalter in handling requests for repairs or improvements that your Mutual pays for. All of this gives her plenty to do.

Treasurer Janet Martin spends plenty of time keeping track of our million-dollar-plus budget. Her constant diligence and astute management go a long way to insuring that the Mutual has the funds it needs to operate efficiently, and maintains its physical integrity. New insulation, new siding, repaired roofs, and cleaned gutters all cost plenty; our Treasurer makes certain we can pay for them.



Paul Eisenhaur represents Mutual 10 on the Leisure World of Maryland (LWM) Board of Directors; he also serves us all as a Member of the Executive Committee of that Board. In these roles, he influences all of the policy and operational decisions that affect all mutuels in LWM. Since there are plans in development to replace major LWM facilities -- like the Administration Building and the Clubhouse II exercise rooms -- he has a lot on his plate as well.

Board Member Dotty VanScoyoc makes sure that our social interactions are attended to. Along with a Committee of several other contributors, she arranges our dinners and lunches and other get-togethers. LeRoy Salazar joined the Board this year, and is already contributing to oversight of maintenance needs and applying his wealth of knowledge about security matters.



I, your Secretary, interact with our Administrative Assistant, Marlene Smith, to maintain Mutual Records and communications. Marlene helps a number of other mutuals, in addition to M-10, and provides a wide range of professional services that keep us going, including documenting meetings, preparing the *Tidings* newsletter, and maintaining our databases. I also serve frequently on various ad hoc committees that the mutual creates to deal with issues that take more time to analyze than would be possible during a meeting of the Mutual BOD. The ad hoc committees then make recommendations to the Board.

All that is left is learning the salaries of all of these people: with the exception of our Administrative Assistant, employed by

LWM, all of the Board Members are unpaid volunteers!

Quite a bargain, huh?



ATTENTION: RESIDENTS

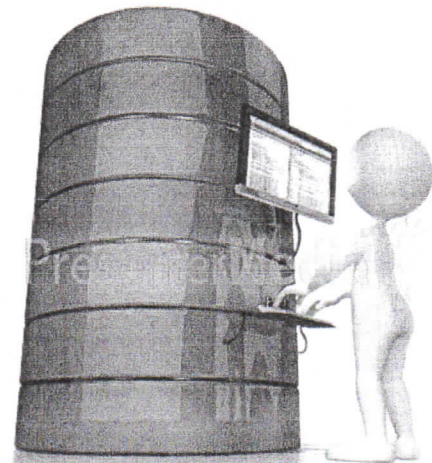
(updating Mutual 10 database)

We are updating our database. It is very important to have current information for each resident. Please call or e-mail Marlene Smith at 301.598.3989 or e-mail her at Msmith@lwmc.com with your information.

Also...please remember to register your pets.

Thank you for your help.

We don't want to miss anyone.



Mutual 10 Website

By Paul Eisenhaur



Please know that there is a website dedicated to Mutual 10 Kelmscot Village. It can be accessed via the LWMC website or directly from the internet... from the LWMC website, go to the governance tab along the top bar, click on mutuals, then click on mutual 10 that is listed on the right side of the page, then click on website. *Or*, directly access the site by going to www.lwm10.com.

The mutual website begins at the **HOME** page which introduces activities and events through pictures and words. It also explains what a mutual is and its relationship to the LW community. Tabbed links take you to different informative pages:

Amenities – details available amenities in the LW community that are available to any Mutual 10 resident in good standing. Along with amenities within departments, important phone numbers are given.

Units/Rules – gives model floor plans of those in this mutual. There are links to area realtors as well as links to mutual by-laws and rules.

Mutual Archives – has links to each monthly mutual newsletter and meeting minutes dating back to early 2011.

Pic Gallery – This includes photos of mutual 10 residents partaking in some LW community event. All residents are encouraged to provide any such pictures to be added to the webpage (please send to paule@lwm10.com).

Directors/Comments/Contact – this page list all board members and contact info. Also a submission form is displayed to enter any comments to me submitted to the mutual.

There is also a link to current mutual announcements and services.

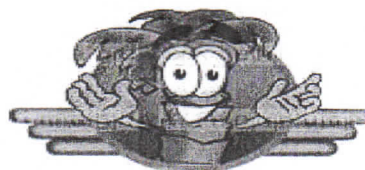
Until now, all Mutual10 website people pics have been confined to mutual events. But, since we are all Leisure World residents too, it's time to expand – let's add pics of mutual residents who are partaking in any LW activity. That's where you residents come in. If you happen to have any pic you'd like posted, either email them to me or just give me a flash drive (maybe include a caption if it's ok to print that person's name).

We have a lot of new faces in our mutual, and this is one way to recognize or learn the name of some people. And it might expose a LW activity available to you as a resident.

But, in general, the website can be a convenient way to familiarize yourself with Mutual 10.

Website: www.lwm10.com

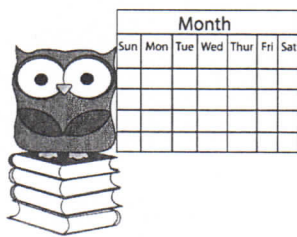
Paul E. : paule@lwm10.com



Fireside Forum Serves Our Community

By Jonas Weiss

The Fireside Forum serves the Leisure World community with programs that promote interest in public affairs and contribute to the cultural and intellectual life of our residents. Monthly presentations by accomplished speakers and experts in their area include discussions on world affairs and many cultural, historical and scientific topics. Members and other residents have arranged to get speakers for all the 2014-2015 season programs.



Save the dates for these gems:

- September 7 on Smithsonian's New National Museum of African American History and Culture
- October 12 on the Need for Campaign Finance Reform
- November 2 on Why People Should Vote; the Importance of Having All Our Views Represented
- December 7 on Leonard Bernstein's Music
- January 4 on the book "Fire on the Bayou, True Tales from the Civil Rights Battlefield"
- February 2 from the U.S. Park Service on Washington Area National Parks

- March 1 on Art from Jazz and Duke Ellington
- April 19 on North Korea and its Impact on U.S. foreign policy
- May 3 on the Olney Theatre
- June 7 on How Seniors Can Increase Their Influence on American Society

The Sunday afternoon talks are given in the Clubhouse II auditorium at 2:30 PM.

These events are free; expenses for speaker and printed materials are met by donations by Leisure World clubs and organizations as well as by private individuals. Sponsors are listed on the programs for each event.

At the Board meetings, which are open to the public, each club or organization member is invited to provide input and talk about their activities. All Leisure World clubs are urged to join and to participate in these proceedings. This is an excellent opportunity to present your own activities to other participants and to learn about those of the other organizations. If you represent a club that is interested in joining, contact David Kipping at 301.598.4171.



with www.kelmscot.com



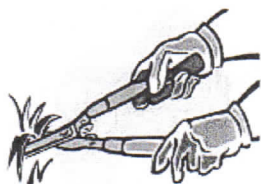
Landscaping

By Dora Pugliese

McFall&Berry spent 4 days in our Mutual cleaning up our trees and cutting out dead branches. Other than a couple mistakes, they did a good job.

Check your foundation areas; the thistle weed is back with a vengeance. Even Round Up does not kill them. They have to be pulled out by hand but do wear gloves - they are very prickly. Also, if you grow tomatoes on your patio and see some bare branches or a tomato half way eaten, check the stems. You'll find a very beautiful and very voracious green caterpillar. Just remove it by hand .

We have a couple of remaining foundations which still need to be addressed. Please take care of it.

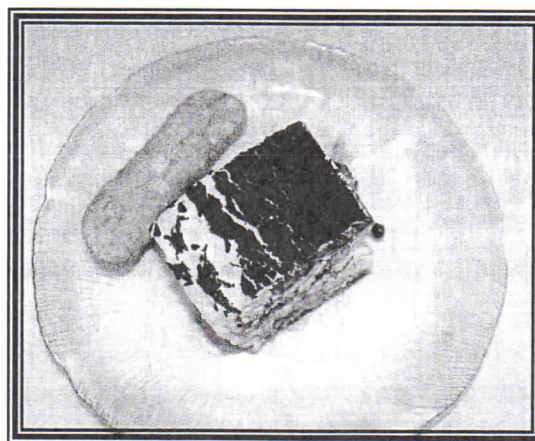


Dora

301-598-0265

Pictures from Mutual 10 Gallery

located on the
Website Gallery



Helping you live more independently

- Continue living in the comfort of your own home
- Get prompt caring assistance 24 hours a day, 365 days a year
- Increase peace of mind for you and your family

For more information on Lifeline services

Call Leisure World Lifeline Program Now!

Brianna Aldridge
Lifeline Coordinator

Phone: 301-598-1329

Fax: 301-598-1096

Email: Baldrige@lwmc.com

3701 Rossmoor Boulevard

Silver Spring, MD 20906



Leisure World Lifeline Program



How would you get help at a moment like this?

Why Lifeline?



When you experience a fall, medical issue or other emergency, every second counts. If you are alone, delayed medical care can jeopardize your recovery and your independence! The Leisure World Lifeline Program provides simple, fast access to help 24 hours a day, 365 days a year.

Lifeline, the #1 medical alert service:

- Is trusted by thousands of hospitals
- Is recommended by over 65,000 healthcare professionals
- Has helped provided the current Leisure World Lifeline subscribers with peace of mind and confidence to help maintain independent living at home

The Lifeline Difference

Our industry-leading, standard Lifeline Service provides fast access to highly trained, caring Response Associates at the Lifeline response center with the push of a button, 24 hours a day, 365 days a year. Yearly subscription for standard service \$264.00.

Our Lifeline with AutoAlert® option also enables you to push the pendant-style button for help at any time. In addition, AutoAlert provides an added layer of protection by

automatically placing a call for help if a fall is detected and you can't push your button because you are disoriented, immobilized, or unconscious.

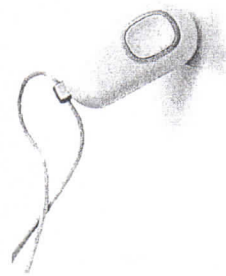
This enhanced service option can provide even greater peace of mind and confidence. Lifeline is the ONLY medical alert service provider that integrates this capability into a pendant-style Help Button.

Pricing for this option:

\$348.00 yearly subscription

\$119.00 for AutoAlert Pendant paid every 3 years

*AutoAlert does not detect 100% of falls. If able, you should always press your button when you need help.



LEISURE WORLD
COMMUNITY
CORPORATION

3701 Rossmoor Boulevard Silver Spring, Maryland 20906 (301) 598-1000

TO: Mutual Presidents

CC: Property Managers, Mutual Assistants and Advisory Committee Chairs

DATE: July 29, 2014

FROM: Barbara Cronin, Chair, LWCC Board of Directors

SUBJECT: Nominations for Service on 2015 Advisory Committees

It is time to seek residents for the Leisure World Community Corporation Advisory Committees. A list of preferred qualifications for specific Advisory Committees has been developed and is attached (ATTACHMENT A). Please share these qualifications with your current representatives and with anyone in your Mutual who expresses an interest in serving on an advisory committee. Please keep in mind that it is more important for the effective and efficient functioning of each committee, and for the community as a whole, to have qualified committee members than it is to have each Mutual represented on every committee.

- Please ask all potential representatives to complete the attached Request to be a Representative on an Advisory Committee form. (ATTACHMENT B) **This is important for both new representatives and returning representatives.**
- Members who are presently serving on a committee still need to resubmit their name by completing the form. **This does not apply to members of the Government Affairs Advisory Committee whose terms run July 1 through June 3. This committee will seek nominations in spring of 2015.**
- Please ensure that your nominee is willing and available to serve on a regular basis. He or she should be advised that a member who misses three consecutive meetings may be dropped from the committee roster, at the discretion of the committee chair.
- Please use ATTACHMENT C for submitting the list of names of all your Mutual's nominations.

You are reminded that, in general, there is only one representative per Mutual on any committee unless:

- (a) the second representative is particularly qualified to serve on the committee; **and**
- (b) the addition of a second representative from a Mutual has been agreed to by the committee chair, Mutual president and Chair of the LWCC Board of Directors.

We would like to have all of the names submitted so that the committee lists can be approved at the November LWCC Board meeting. Therefore, it is important that your list of nominees be submitted to Nancy Gordon, LWMC, Trust Assistant, 3701 Rossmoor Boulevard, Silver Spring, MD 20906, **no later than Friday, October 31, 2014.**

ATTACHMENTS:

- A Preferred Experience/Qualifications for Serving on a Committee
- B Request to be a Representative on an Advisory Committee
- C Mutual Residents Nominated to Advisory Committees

ATTACHMENT A - (Taken from the Qualifications Document dated August 25, 2012 which was part of the Revised Guidelines for Committees)

**Preferred Experience/Qualifications for Serving on an Advisory Committee
Ability to Communicate via Email is also Preferred for All Committees**

Audit - background in finance, accounting, auditing, budgeting, management, law, business and/or contracting for audits.

Budget and Finance - background in finance, budgeting, business operations.

Community Planning - background in project development, engineering, architecture, planning

Education and Recreation - background and/or interest in education, recreation, travel, music, theater, art, interior design or architecture.

Emergency Preparedness - background in the preparation, review, or approval of emergency procedures at the federal, state, county, or local level including mutual level, Also, experience in assessing or evaluating various emergency situations that may be encountered by LW residents.

Energy – background, experience, technical knowledge in the field of energy.

Golf and Greens –background in golf course maintenance or design, knowledge of USGA rules, or a current or previous golfer.

Government Affairs - background in law, government relations, legislation drafting, local and state - governmental process.

Health – professional residents, e.g., MD, RN, D.Ph., LCSW or with equivalent work experience in a health care provider setting, e.g., hospital, outpatient medical center, pharmacy, social service agency, public health agency, health education, research, and nonprofit health-advocacy organization. Also preferred recipient of service at the LW Health Center.

Insurance - background in property and casualty insurance, (either at insurance company level or agency level), experience in commercial insurance, risk management, or reviewing claims, data and evaluating insurance coverage.

Landscape - background in landscaping, gardening.

Leisure World News - education, training, and/or experience in the following fields: journalism, publication/production of newspapers or newsletters, and communications in general.

Physical Properties - knowledge of maintenance services, customer service, business planning and operations.

Restaurant - background in or prior catering or restaurant experience in any of the following areas: wait staff, cook, or restaurant ownership. It would also be beneficial for a member of this committee to be a frequent user of the Food Services facilities and enjoy culinary activities.

Security and Transportation - an understanding of the safety and security issues relating to LW, experience in riding LW buses inside and outside of LW, and, of equal importance, is the willingness to work with other LW residents in a committee environment.

Tennis - an understanding of tennis court design and maintenance and an active player using the Leisure World tennis courts.

ATTACHMENT B

Request to be a Member of an Advisory Committee

Applicant's Name _____ Mutual _____

Applicant's Address: _____

Applicant's Phone Number: _____

Applicant's Email Address: _____

I am applying to be a representative on the _____
Advisory Committee.

My qualifications for serving on this committee are (please be specific):

Signature of Applicant: _____