

LW Security: 301-598-1355

Administration: 301-598-1000

THE KELMSCOT VILLAGE TIDINGS

December 2012

Leisure World

Mutual No 10

Main Gate: 301-598-1044

www.lwm10.com

PPD: 301-598-1500

KNOW WHOM 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 Eisenhaur, Director

paule@lwm10.com

301-460-5588

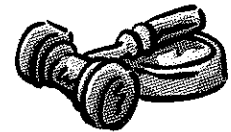
*Website *Termite infestation problems

From the President

By Mike Showalter

(301) 598-3247

showmt@hotmail.com



Notice: By the time you receive this newsletter I will be out of town. If you have any problems that can't wait until mid-December when I return, please call one of our other board directors.

Holiday Greetings: I hope everyone had a good and enjoyable Thanksgiving and I wish you all a Merry Holiday Season and a Happy New Year. Please note that there will be no Board meeting in December. Our next meeting will be the January meeting which will occur on January 24, 2013 at 9:30 a.m. in the Administration building's Sullivan room.



Important Message regarding Service Requests without Board Member Pre-Approval:

We have recently been receiving invoices from PPD requesting payment for services that apparently were not pre-approved by a Mutual 10 Board of Director's member. Except in the case of emergencies you MUST contact Dora Pugliese or me to get approval for any PPD or other contractor repair or maintenance

services. **If you fail to get pre-approval from one of the above board members, you will be responsible for paying the bill.** In the event of an emergency you may contact PPD (or after hours, the main gate) before contacting a board member. But afterwards it is your responsibility to contact a board member during normal hours and inform them of the problem.

To reiterate our policy: The mutual will only pay for services that you have discussed with a board member and the board member must agree to request the services from the appropriate contractor for you. Do not call PPD or another contractor yourself. The board member you contacted will do that for you. If the board member denies your request and you still want the service, you will be responsible for the charges.

This policy is intended to keep the Mutual 10 board aware of any service requests, to control costs and to maintain an orderly process for keeping track of all service requests. **PLEASE ADHERE TO THIS PROCEDURE. My and Dora Pugliese's phone numbers are listed on the left hand side of each month's Tidings newsletter. We are serious about this policy and it will be strictly enforced.**

Evening Board Meetings? Is there any interest in occasionally holding Board meetings in the evening to accommodate residents who still work during the day? If so, contact one of your Board members and if enough people respond the Board will consider it.

Our next Board meeting is scheduled for January 24, 2013 at 9:30 a.m. in the Sullivan Room of the Administration Building. All are welcome to attend.



Fall cleaning and repairs of gutters and downspouts: The mutual cleans gutters and downspouts twice a year (spring and fall). This year's fall cleaning will begin as soon as most of the leaves have dropped -- most likely by early December--and will be done by Clay Kenney, the company that does our roof work. Please note that if you contact someone directly to have your gutters cleaned it will be at your own expense. However, the mutual will cover situations if gutter or downspout problems are causing leakage into your house. In that event immediately contact Director John McMahon at 301 598-1908.



Robocall Delays: It is an unfortunate, but unfixable feature of our CallFire robocall service that there is a 1 - 2 second pause between the time one of our calls is answered and the time the robocall message starts. I have no doubt that some of you probably assume the call is a sales or other type of computer-aided broadcast service phone call and may hang up before our message begins. Other than hanging on the line a little longer I don't know how to avoid this problem except that for those of you with Caller ID, look at the source of the call since the ID will show it to be from either from Paul Eisenhaur or me.

Mouse Problem? This is the time of year when mice are looking for someplace warm to stay. Our residences unfortunately fit the bill and have openings where they can enter. If they happen to choose your house, call me or Dora Pugliese. We each have spare mouse traps and will be glad to come to your home to bait and set traps for you. This is a free service and saves the mutual

the substantial cost of calling in an exterminator. We have had very good success at solving mice problems so don't hesitate to contact us. If you want to try this yourself I suggest you use the inexpensive, old-fashioned type mouse traps and bait them with a little dab of peanut butter – a bait they seem to like very well. Position the traps wherever there is a sign of activity, such as an accumulation of mouse droppings to raise the odds that they'll pass by the trap. While you may reuse a trap if you catch a mouse, I prefer to just pick up the trap and mouse and dispose of it in a trash bag. I don't reuse a trap once it catches a mouse because the old-fashioned traps are so inexpensive and removing the mouse from a trap can be messy and unsanitary.

Senior Transportation Opportunities:

Attached to this newsletter is an article that appeared in the last Creekside newsletter and we are using it with the permission of the author. It identifies several services which will provide transportation to seniors for doctor's appointments, visits to friends or whatever. Two of the services are free, the third is relatively inexpensive.

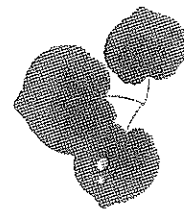


Winterize Your Hoses: Last month's Tidings included a reminder to winterize your outdoor faucets (sill cocks).

Make sure you remove your hose from the sill cock to prevent it from drawing up water from the hose into the sill cock which could freeze and crack it. To winterize your hose, make sure both ends are open. Completely extend the hose so that there are no loops or kinks, then rewind the hose. This process should drain all of the water out of the it. Store the hose inside the garage or house if possible.

Landscape

By Dora Pugliese
(301) 598-0265
dorapugliesel@verizon.net



The lawns have been cleared out of all the leaves. We were lucky this year we had a strong wind just before we were scheduled for the clean up.

This a slow time for landscaping duties no tree work will be done until 2013.

If you think you have mice, call me first.

Otherwise you'll be billed for the call.

The curbs painting will be started this week

Have a great holiday and call me if you have a problem

Treasurer's Report

By Janet Martin
(240) 669-8954
janetlmartin@earthlink.net



Our finances through October, 2012 are as follows:

Income	\$1,099,138
Expenses	\$ 995,836
Surplus	\$ 103,302

Variance over budget \$90,222

Reserve Balance 10/30/12
\$1,140,108

I hope everyone had a wonderful Thanksgiving. One thing we can all be thankful for is that we live in a community that is in a solid financial condition. The surplus we have realized this year will more than offset the losses we will incur from two homes with serious delinquencies of condo fees. One is in foreclosure and one is nearing foreclosure. When a bank

forecloses on a home, they are liable for condo fees only from the date of the foreclosure sale. We have no means of collecting any fees that were delinquent prior to that date and any liens we place are invalidated upon the foreclosure sale. Because the foreclosure process takes a long time, and fees continue to accumulate during this time, I expect our write-off for the two homes will exceed \$20,000. We will take this money from the \$90,422 surplus we have recognized so far this year, still leaving us in a much better financial position at the end of the year than originally anticipated.

As always, please feel free to call me at any time if you have a question about our finances.

Three good reasons to leave a key at the gate security and a next of kin name and phone number

By Dora Pugliese



A friend of mine in Mutual 13 did not feel well one night, she dialed 911 but could not get to the door or talk- she had suffered a stroke. By leaving her key at the gate the medics and security were able to come in very quickly and save her life.

A resident in Mutual 10 left water running and damaged her roof mate's living room carpet. The house was empty but the key was at the gate and the cleaners were able to get in and clean up the mess.

Another resident was going on a trip and forgot some important papers at home. His son tried to get in but could not find the key. Since there was no key at the gate, the son had to break the lock to get in. The

resident did not know that he could have left a key at the gate with a name and an emergency phone number.

The keys are locked and it is very safe and I urge everyone to leave a key at the security at the gate and an emergency number

Holiday Shopping Safety Tips

(taken from about.com guide)

Shopping during the holiday season can present unique danger. Taking a few prevention measures can help keep your holiday season joyous.

- Shop during daylight hours whenever possible. If you must shop at night, go with a friend or family member.
- Dress casually and comfortably.
- Avoid wearing expensive jewelry.
- Do not carry a purse or wallet, if possible.
- Always carry your driver's license or identification along with necessary cash, checks and/or a credit card you expect to use.
- Even though you are rushed and thinking about a thousand things, stay alert to your surroundings.
- Avoid carrying large amounts of cash.
- Pay for purchases with a check or credit card when possible.
- Keep cash in your front pocket.
- Notify the credit card issuer immediately if your credit card is lost, stolen or misused.
- Keep a record of all of your credit card numbers in a safe place at home.
- Be extra careful if you do carry a wallet or purse. They are the prime targets of criminals in crowded shopping areas, transportation terminals, bus stops, on buses and other rapid transit.

- Avoid overloading yourself with packages. It is important to have clear visibility and freedom of motion to avoid mishaps.
- Beware of strangers approaching you for any reason. At this time of year, con-artists may try various methods of distracting you with the intention of taking your money or belongings.



Our Fall Coffee.....



NEW YEAR

*At the sound of the tolling midnight bell
a brand new year will begin.
Let's raise our hopes in a confident toast,
to the promise it ushers in.*

*May your battles be few, your pleasure
many,
your wishes and dreams fulfilled.
May your confidence stand in the face of
loss
and give you the strength to rebuild.*

*May peace of heart fill all your days
may serenity grace your soul.
May tranquil moments bless your life
and keep your spirit whole.*

~ Author Unknown ~



NEIGHBORS' NEWS

FOR SALE

A Maxim Espresso

Cappuchino maker. Gently used.

If interested, please call Dalia

Zahavi at 301-438-1802

REMINDER:

For repair work you expect to be paid by Mutual 10, you **MUST** call Mike Showalter or Dora Pugliese for approval **BEFORE** calling PPD.

To request that something be printed, call Cris Juarez at 301-598-1371 or e-mail her at cjuarez@lwmc.com. The deadline for January's Tidings is December 26, 2012.

Transportation for Seniors

By *Marilyn Kessler*

For those seniors who do not drive, or do not wish to drive to a specific location, here are some ways to travel in Montgomery County. All of the services described below are experienced with transporting seniors, and all allow for scheduling round trips, so that you are assured of having a way to return home. The costs vary from free, to modest fees. Be advised to follow the specific rules and regulations that apply to each one.

No Charge

Regency Taxi – Ask for Cindy at (301) 990-9000 between 7:00 a.m. and 3:00 p.m. www.regencytaxi.com Regency Taxi offers free taxi rides to anyone more than 70 years old if the distance is less than 10 miles. If the trip is more than 10 miles the rider is expected to pay for the extra miles. You can set up the pickup and the return at the same time. The trip can be to the dentist, doctor, supermarket, even just to a friend. You must call the day before to arrange your ride. Regency sets aside only 100 trips or 50 round trips for Seniors each month, so it is possible that the monthly quota may be used up when you call. Therefore, if you are scheduling a specific appointment, for example with a doctor, Regency suggests that you make your appointment at the beginning of the month when it is the most likely that the free rides will be available. Apparently this is the owner, David Mohebbi's way of saying "thank you" to seniors.

The Senior Connection – Ask for Juanita Jarrett at (301) 962-0820 between 9:00 a.m. and 4:00 p.m. – Monday to Friday www.seniorconnectionmc.org/receive-services/get-assistance/. The Senior Connection provides escorted transportation for seniors (anyone more than 60 years old and living in Montgomery County) by car to round trip appointments (medical, shopping, hair-

dresser, etc.). In order to qualify for this service, you must fill out a form and be entered into The Senior Connection system. Forms are available by calling the telephone number listed above. You must give at least two weeks' notice, but you can give more notice if you want to plan ahead. You will need to provide the time, date, and location of the trip. There is no charge. The drivers are trained, unpaid volunteers. If you wish, you can offer the driver \$5.00.

Modest Payment

MetroAccess—Main Phone Number: 301-562-5360. www.wmata.com/accessibility/metroAccess_service/customer_guide.cfm. MetroAccess is a service of the Wash. Metropolitan Area Transit Authority (WMATA). It is the region's complimentary paratransit service offered in accordance with the Americans with Disabilities Act (ADA). MetroAccess provides daily trips throughout the Washington Metropolitan region, including D.C., Maryland, and Virginia. Rides are offered in the same service areas and during the same hours of operation as Metrorail and Metrobus. In order to qualify for MetroAccess, you must fill out an application that includes a section to be filled out by your physician. If your application is accepted, you will be issued a MetroAccess photo ID card. You are required to present this ID card whenever you board a MetroAccess vehicle. There is a maximum fare of \$7.00 per one-way trip. Customers are required to pay the exact fare to the driver prior to boarding the vehicle. Drivers do not carry or make change. If you prefer, you can prepay trips using a credit/debit card, or MetroAccess EZ-Pay. MetroAccess does not provide same-day service. You may schedule a trip between one and seven days in advance. Be sure to arrange your return trip at the same time you make a reservation for pickup.