

MARYLAND MUTUAL NO. TEN

The Kelmscot Village Tidings

December 2013

Publication Date: December 12, 2013

Important Phone Numbers

- LW Administration:
(301) 598-1000
- LW Security:
(301) 598-1355
- Main Gate:
(301) 598-1044
- Comcast:
(301) 920-9951

Board of Directors

Mike Showalter, President
(301) 598-3247
showmt@hotmail.com

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

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

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

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

John McMahon, Director
(301) 598-3584

Dotty VanScoyoc, Director
(301) 598-2878
dotty36@verizon.net

Bob Blumberg, Tidings Editor
(301) 598-5275
rsblumberg@verizon.net

Sharon Palmer-Hillman
Mutual Assistant
(301) 598-1316
spalmer@lwmc.com

FROM THE PRESIDENT*

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

President's Message:

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. The January meeting will take place at its normal date and time which is the fourth Thursday of the month at 9:30 A.M. in the Sullivan room.

Gutter & Downspout Cleaning: It is about time to do the bi-annual cleaning out of our gutters and downspouts, once the leaves have completely fallen for the year. If there were any problems, such as debris blown onto the trim above your gutters or onto your landscaping perimeter, please let us know.

WSSC Construction: The work continues and we have no idea how much longer it will last.



The patchwork for completed areas has been done reasonably well but with the help of PPD we will be negotiating with WSSC about doing finishing work or giving us an allowance to have it done on our own. Hopefully the construction work will end soon but the negotiating process and remedial work will most likely not be done until next spring. So please be patient.

October Coffee: We had a really good turn-out for our Fall Coffee -- about 60 residents. The home-made baked goods prepared by our mutual's Hospitality Committee were delicious and the variety was great. Thanks to all of the mutual's Hospitality Committee members who provide treats and/or contributed in some other way. Everyone seemed to enjoy themselves and had a good time socializing with each other. (*cont'd on page 2*).

These events do a lot to maintain a sense of community within our mutual.

Winterizing Items: I hate to be a nag but please winterize your outside faucets.

Mouse Problems: This is the time of year when mice like to look for a nice warm place to stay indoors. We don't usually feel comfortable with them as neighbors, so if you note evidence of visitors, please let me or Dora Pugliese know and we will see about solving the problem. Usually a few old-fashioned mouse traps will do the trick. One or two mice in your house may seem like twenty. So please call us: we have a very good track record in eliminating the problem.

Pets: Please clean-up after your pets. None of us want to end up cleaning a mess off our shoes or accidentally tracking dog droppings into your home.

General Manager's Report: Every so often I get the urge to add the General Manager's Report as an attachment to the Tidings. I resist the urge because the report is published in the Leisure World News. Please take a few minutes to read Mr. Flannery's report. There are lots of things going on in Leisure World and it will be educational for you to get up to speed on them. There are lots of improvements of Leisure World facilities in the queue and you will find it interesting as to how Leisure World will be changing over the next several years.

Roof Replacement Selection: Every year we are faced with the decision as to which and how many roofs are replaced in our mutual. The process might seem confusing. First of all we have flat-roofed and gable-roofed model homes and the flat-roofed homes do not have the same life expectancy as the gable-roofed ones. In addition, the life of a roof is not simply how old it is but includes a number of other factors such as exposure to UV radiation, leaf or water damage, orientation to the sun and other factors. Since we as board members do not have the expertise to assess roof conditions we turn to the roofer, Clay Kenney, and to PPD to advise us each year which roofs are in the poorest condition and need to be replaced. We use the recommendations from these reports and match them with the amount of funds we have available for roof replacement and this is how we come up with our list as to which homes get new roofs and which homes must wait. Our ultimate objective is to reduce the amount of leakage into homes and therefore spare us the expense of paying for both the roof repairs and the collateral damage to ceilings, walls, and your personal belongings.



Volunteers: In our last Tidings, we asked for volunteers to substitute when needed to deliver the Tidings and Leisure World News. We got two volunteers, Bob Blumberg and Shirley Griffin, and want to extend our thanks to them for offering their services. *(cont'd on page 3).*

If there's something you think you might be willing to offer to help or assist our mutual, we will be more than happy to add your name to our list. We are all volunteers and can use the help.

New Phone Books: FYI: New Leisure World Telephone Directories have been produced and you should have received your copy.

Reminder: For your protection and that of your friends, families and associates, please remember to get a Flu shot.



Secretary's View
By Bob Namovicz
240-833-8572
namoviczb@comcast.net

Help Us Keep Our Records Up - to - date

The Mutual 10 Board wants to be certain that we know who lives here.

This information is important in order to keep all residents informed, through TIDINGS, through Robocalls, and when we need to make improvements, such as the Vinyl Siding, Roof Repair, Patio Door Replacements, Insulation Upgrades, and other projects.

In the event of a serious emergency, it would be important to be able to account for all of our residents.

In addition, we often need to provide important information about permits and invoices.

We have asked residents to complete survey forms, but some residents have not done so. There have been changes in residency that we don't hear about. For example, renters move in, or there is a change in occupancy due to extended illness or death.

The very best way to keep Mutual Records up-to-date is for residents to complete the registration process. If you are a new resident/renting your unit, please schedule an appointment with the Reception Desk, located in the Administration Office, by calling (301)-598-1000 and they will guide you through the process. If you are updating your information due to illness, death, adding a next of kin or a change in phone number; you can contact Sharon Palmer-Hillman, our Mutual Assistant for a copy of the correct form.

Also, if you notice a change of occupancy in your neighborhood, it would be helpful to inform a Board Member so that updating will occur.





Treasurer's Report

By Janet Martin

(240) 669-8954

janet1martin@earthlink.net

Our finances through October, 2013 are as follows:

Income	\$1,289,386
Expenses	\$1,202,713
Surplus	\$ 86,673
Variance over budget	\$ 73,755
Reserve Balance 10/31/13	\$ 914,215

We had a surplus of \$7,620 this month – once again due to savings in electricity and water.

The Board of Directors has decided that, at year-

end, the surplus will be transferred to the reserve accounts. This will help rebuild the reserves for the continuation of the siding project in 2014.

The surplus will also be reduced by an increase in our bad debt reserve. We have one unit within the community that is in foreclosure and it will be necessary to write off the condo fees for this property.



Landscape

By Dora Pugliese

(301) 598-0265

dorapugliese1@verizon.net

Our lawns looked beautiful for just a couple of days, the strong wind came along and all the leaves are back on the grass. The grounds crew will come back and clean up again.

I noticed some fences with green algae on them. They are in the shade, just use a spray bottle with a mix of Clorox bleach and water and the fence will come clean. Most of us received some house plants for the holidays but some of them are poisonous to our pets. Here is a short list:

Cyclamen, Kalanchoe, Diffenbachia, Alocasia, Aloe Vera, Amaryllis, Poisentia.

Keep them off the floor and you can sprinkle some Cayenne pepper on the leaves. Keep your cat or dog from chewing the plant. Also, do not use tinsel on your Xmas tree as it is very bad if your cat swallows it.



List current as of 12/09/13*

REGISTERED SNOW SHOVELERS FOR 2013-2014 SEASON

NAME	PHONE	IDENTIFICATION
Justin Kalantari	240-688-0455	Yellow Badge #1
Freddy Alvarez	301-604-4362 or 301-366-8684	Yellow Badge #2
Jeffrey Villard	240-338-1725	Yellow Badge #3
Ben Wischmann	240-994-8217	Yellow Badge #4
Francisco Dominguez	301-221-2263	Yellow Badge #5
Carlos Domiguez	240-550-8258	Yellow Badge #6

Please keep in mind that there is no set pricing for services rendered. Inquire as to pricing prior and pay only upon completion of the job. Feel free to contact 301-598-1314 or 301-598-1355 during business hours with any questions or concerns. During non-business hours contact 301-598-1044 with any questions or concerns.

* This list is maintained and updated by both the Leisure World Security and Transportation Department and the Grounds Department. The Security & Transportation Department can be reached at 301-598-1355 and the Grounds Department can be reached at 301-598-1314.