

MARYLAND MUTUAL NO. TEN

The Kelmscot Village Tidings

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

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

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

Janet Martin, Treasurer / Tidings Editor
(240) 669-8954

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

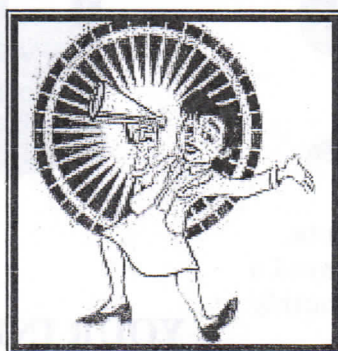
MUTUAL WEBSITE
www.lwm10.com

February

Publication: February 20, 2015

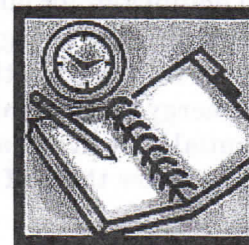
FROM THE PRESIDENT

By: Dora Pugliese
301-598-0265
dorapugliese1@verizon.net



From Mike Showalter

Former President



President's Message:

Acting President: Dora Pugliese

This is my first Tidings Article as acting president since Mike resigned. He and I had a great working relationship. Mike is the most thoughtful and patient man I know. We had some very serious problems last winter with broken water lines but Mike never lost his cool, he'll be missed.

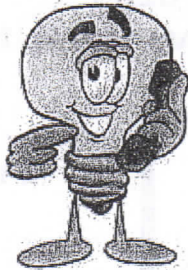
Mike had one year left on his term so if you are interested to fill the one year as a director send your resume to our assistant
Marlene Smith
301-598-3989 or
msmith@lwmc.com.



On Monday, February 2, 2015 I submitted my resignation as president and member of the M-10 Board of Directors. The reason for doing this is the result of new obligations on my time and a desire for my wife, Delores, and me to do more traveling. Both of these reasons would diminish the amount of time I need to spend on Mutual 10 duties and as a result, I feel it is best to let someone else in the mutual assume my duties. For now that will be our vice-president, Dora Pugliese, who under the Bylaws will take over in my absence; but an Annual Meeting is scheduled for April at which time the residents of Mutual 10 will have the opportunity to elect a new board member to replace me plus three other members whose terms are expiring and the newly elected board will then be

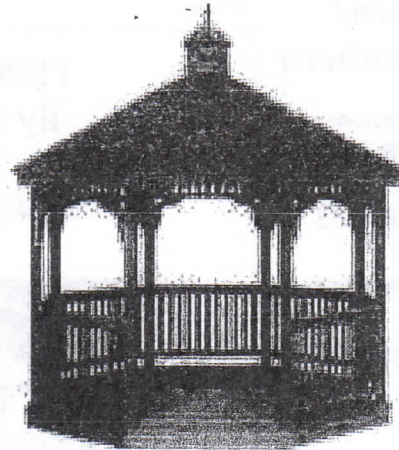
polled to choose their new officers. I encourage all of you to vote since we need 51% of all owners to constitute a quorum for the Annual Meeting. No election of officers or other mutual business can be conducted otherwise.

I am proud of the accomplishments we have achieved during my time as your president. During my tenure we have insulated attics throughout the mutual -- a project which was substantially subsidized by a \$75,000 government grant which we successfully competed for against at least 300 other applicants. We also engaged in a beneficial, mutual-wide Pepco program -- the Quick Home Energy Checkup (QHEC) program -- which provided much free energy-saving equipment for our residents plus the energy savings resulting from these improvements. These energy savings initiatives have played a substantial part in our ability to keep monthly fees at or below those of previous years.



Furthermore, we did substantial paving work on our streets and curbs, engaged in the siding replacement project which is two thirds completed and established a new, faster, less-disruptive and less expensive way of replacing leaking underground water lines (which have been a recurrent problem.) Thanks to Paul Eisenhaur, we developed and maintained a website that I'm sure competes favorably with any in Leisure World. We have one of the best landscaped mutuals in Leisure World because of the efforts of Dora Pugliese, who has been tireless in carrying out this duty. We have an exceptionally capable treasurer, Janet Martin, who you can count on to keep our finances in good order. Also, the number of social events in Mutual 10 have increased substantially in order to promote a feeling of community within our mutual. Some of the above initiatives originated with me while others resulted

from the recommendations of other board members. This speaks to the quality of your board of directors but regardless of the source, I am proud of the results.



YOUR INPUT IS REQUESTED

-Janet Martin-

The Board of Directors is considering installing a gazebo in "Central Park", the grassy area between Deerhurst and Kelmscot. We envision this as a pleasant place for spontaneous as well as organized events on beautiful spring and summer evenings. These events could include an ice cream social, a wine & cheese party, birthday parties, happy hours, etc. We'd like some feedback from you. Do you like the idea? Dislike the idea? Please let us know by contacting any Board member and sharing your opinion.

You can either call or email any Board member to share your thoughts.

Time Gets Better With Age

Read it through to the end, it gets better as you go!

I've learned that I like my teacher because she cries when we sing "Silent Night." -Age 5

I've learned that our dog doesn't want to eat my broccoli either. -Age 7

I've learned that when I wave to people in the country, they stop what they are doing and wave back. -Age 9

I've learned that just when I get my room the way I like it, Mom makes me clean it up again. -Age 12

I've learned that if you want to cheer yourself up, you should try cheering someone else up. -Age 14

I've learned that although it's hard to admit it, I'm secretly glad my parents are strict with me. Age 15

I've learned that silent company is often more healing than words of advice. -Age 24

I've learned that brushing my child's hair is one of life's great pleasures. -Age 26

I've learned that wherever I go, the world's worst drivers have followed me there. -Age 29

I've learned that if someone says something unkind about me, I must live so that no one will believe it. Age 30

I've learned that there are people who love you dearly - just don't know how to show it. -Age 42

I've learned that you can make someone's day by simply sending them a little note. -Age 44

I've learned that the greater a person's sense of guilt, the greater his or her need to cast blame on others. -Age 46

I've learned that children and grandparents are natural allies. -Age 47

I've learned that no matter what happens, or how bad it seems today, life does go on and it will be better tomorrow. -Age 48

I've learned that singing "Amazing Grace" can lift my spirits for hours. -Age 49

I've learned that motel mattresses are better on the side away from the phone. -Age 50

I've learned that you can tell a lot about a man by the way he handles these three things: a rainy day, lost luggage, and tangled Christmas tree lights. Age 51

I've learned that keeping a vegetable garden is worth a medicine cabinet full of pills. -Age 52

I've learned that regardless of your relationship with your parents, you miss them terribly after they die. -Age 53

I've learned that making a living is not the same thing as making a life. -Age 58

I've learned that if you want to do something positive for your children, work to improve your marriage. -Age 61

I've learned that life sometimes gives you a second chance. -Age 62

I've learned that you shouldn't go through life with a catcher's mitt on both hands. You need to be able to throw something back. -Age 64

I've learned that if you pursue happiness, it will elude you. But if you focus on your family, the needs of others, your work, meeting new people, and doing the very best you can, happiness will find you. -Age 65

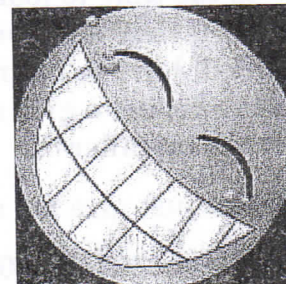
I've learned that whenever I decide something with kindness, I usually make the right decision. -Age 66

I've learned that everyone can use a prayer. -Age 72

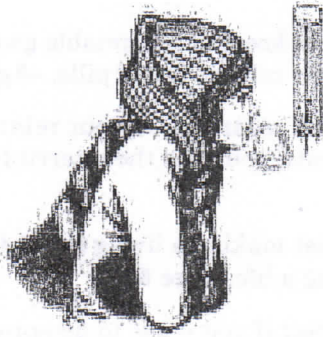
I've learned that even when I have pains, I don't have to be one. -Age 82

I've learned that every day you should reach out and touch someone. People love that human touch - holding hands, a warm hug, or just a friendly pat on the back. -Age 90

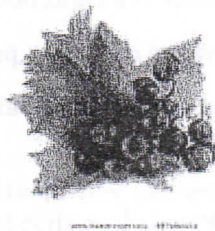
I've learned that I still have a lot to learn. -Age 92



Landscaping



It is hard to believe that Spring will be here in 4 weeks with all the snow and very cold weather. After a snow storm, please make sure to check your bushes and remove the snow from the branches. I use a broom and shake the bushes. March is the month to trim roses bushes - you can cut them down pretty low and they will come back beautifully. All the flowering bushes should be trimmed after they bloom [azaleas forsythias , viburnums, quinces].



Walking around our Mutual, I noticed several homes with straggly bushes that must have been planted 40 years ago - some of them can be shaped (but) others should be replaced. Our 3rd phase of siding is starting soon so now is the time to look at your bushes and decide if they are worth saving. All the bushes will have to be trimmed 2 feet from the house to give room for the installers .

Any questions just give me a call

Dora Pugliese 301-598-0265

LWCC BOD Summary

By Paul Eisenhaur



The LWCC BOD meeting was held on Jan. 27 with the new Chair, Dave Frager, and Vice-Chair, Joel Swetlow. Henry Jordan is again the Secretary/Treasurer.

The GM reported an un-audited surplus for LW in 2014 was \$195,000. The Budget & Finance Committee will decide in March 2015 what will be done with it. Also, he noted that the community property sales transfers was an all time yearly high in 2014... however, property values are certainly not at their high.

Action Items:

1. A resolution was passed to contract with H&H Concrete Construction for Trust concrete and Asphalt work. After receiving three bids for this work, H&H was deemed to be the best (of course, individual mutuals are free to pursue their own contractors).
2. LW Advisory Committee Chairs were confirmed for 2015.
3. A resolution was passed to extend the current Weichert lease for two years. Any new Administration Building will not include Weichert as a tenant, however any building will likely not be in place within two years, so this will have them stay in the current Admin Bldg.
4. A resolution was passed to have planning of the Ballroom renovation allow for the capability of recording and televising Board meetings and other large meetings and events from that venue when necessary.

Treasurer's Report

By Janet Martin



JANUARY, 2015

Income: \$77,577

Expenses: \$ 89,857

Deficit: \$12,280

Variance Under Budget: \$2,543

Reserve Balance 1/31/15: \$753,200

We're off to a good start in 2015, although a deficit of \$12,280 would give an initial impression of just the opposite. The good part is that we budgeted a deficit of \$14,823 for the month.

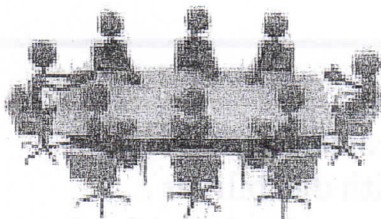


The community fiber optics should begin installation around the Blvd. beginning in early February. Completion will take about six weeks.

Phil Marks and Kevin Flannery have worked hard with the county government to relieve LW from having to pay an Impact Tax for all the proposed FEP buildings. The county bill is being co-sponsored by five council members and is likely to pass. The savings realized will be between \$60k - \$90k.

A listing of the PR accomplishments by our PR contractor was presented for activities in 2014. It was a very impressive list. Going forward the PR functions will be the duty of the new Communications Director.

The FEP was detailed in a notebook given to each BOD member. This will be discussed in depth at a 2/17 workshop.



We'll soon be starting the third and final phase of our \$1,000,000+ siding project. This will decrease our reserves slightly more than \$350,000. In addition, we have some necessary roofing replacements and concrete work to be done this year. All of this will result in our reserves hitting a low point of approximately \$450,000, barring any unforeseen circumstances. We will rebuild the reserves over the next few years. I do not anticipate any significant fee increases to accomplish this.

I can be reached at 240-669-8954 or via e-mail at janetlmartin@earthlink.net

**Friday, March 6
2-4 P.M.
Ballroom
Clubhouse I**



**Go Where
You Want to
Go!**

Check out the available transportation options—Bus, Van, Metro, Train & Car—to the grocery store . . . the theater . . . the doctor . . . library . . . recreation center . . . church. . . and even to a volunteer job!

- Talk one-on-one with the actual bus planners responsible for Metro bus schedules and service from Leisure World's Clubhouse I. Tell them what you want and need.
- Talk to the people who conduct senior travel training on navigating accessible Metro bus and Metrorail public transportation.
- Find out about Large-print Pocket Guides
- Learn how to use and buy a Senior SmarTrip Card
- Get the facts on and sign up for Connect-A-Ride, a free program of transportation, including escorted transportation, for travel to medical services, grocery shopping, errands, social activities, and more.
- Ask how to use Metro-Access, a shared-ride, door-to-door paratransit service for people whose disability prevents them from using bus or rail.

The Transit Fair!

Get the facts from agencies that provide services to non-driving residents . . . people with disabilities . . . and those who want to take advantage of someone else doing the driving.

Sign-Up Services! Freebies & Handouts!

Arranged in collaboration with the Washington Metropolitan Transportation Authority (WMATA) with the Office of Bus Planning, Office of Senior Travel Training, Access, and the Jewish Council on Aging/Connect-A-Ride. Other confirmations pending.

SAVE THE DATE. FRIDAY, MARCH 6. LEISURE WORLD TRANSIT FAIR