

MARYLAND MUTUAL NO. TEN

The Kelmescot Village Tidings

January 2014

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FROM THE PRESIDENT

By: Michael Showalter
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President's Message:

Holiday Greetings: I hope everyone had a good and enjoyable holiday season and an enjoyable New Year celebration. I wish everyone the best for 2014.

Congratulations: Paul Eisenhaur has just been elected as a member of the Leisure World Board of Directors **Executive Committee.**

Previously the master-metered-mutuals (3Ms) were not adequately represented on the Executive Committee so Paul's election plus the election of Joel Swetlow of Mutual 18 now provide a voice for the 3Ms on the Committee. In his new position, Paul will be representing all of Leisure World and its concerns but it is good to know that he and Joel have an understanding of the issues that affect the 3Ms.

Pets: I know this is repetitious but please clean-up after your pets. It has been a problem. We realize that dog droppings may come from pets living outside Mutual 10, but please be responsible for your own pets.

General Manager's Report: Some Leisure World newsletters include a copy of the General Manager's Report.



We do not include it in our newsletter because it is printed in the Leisure World News, which is delivered to all of you, and it seems pointless to waste money for printing out the GM's report for our newsletter when it is readily available to each of you in the LW News. I encourage you to read the GM's report so that you can keep up to date with the plans and happenings within the Leisure World community.

WSSC Construction: WSSC appears to have completed their work on water lines in our mutual that they determined needed replacing. The asphalt patching they did over their excavations is very uneven and of poor quality and Ronnie Cabrera of PPD will be negotiating with WSSC about improvements to the quality of the patchwork. We will then have a choice of having WSSC come back with one of their contractors to do finishing work on the torn up areas or to provide us an allowance which we can use to contract out the work ourselves. It is my understanding that WSSC's allowance typically is not enough to pay the entire cost of quality patchwork, so our mutual may have to use some of its own funds to have the job done right.

Roof Replacement Proposal: We have received proposals from Clay Kenney Home Improvement Company for roof work we asked to be done this year. We will be examining the proposals and would expect work to begin this spring.

Current Activities and Reminiscences: Aside from reporting the events occurring in the mutual on a month-by-month basis, it is difficult for me to keep from becoming monotonous. That's where you come in. We have a community of residents that have a wide variety of past experiences and interesting ongoing activities. I think our mutual would be enriched by hearing about some of your past and present lives. I and the board would appreciate very much if some of you would share these experiences with us. If you have something to share please send it to me or to our editor, Bob Blumberg. Don't be bashful.

I'm sure we have residents who were doctors, lawyers, jurists, scientists, engineers, intelligence analysts, politicians, artists, technicians, craftsmen or who currently volunteer in a wide variety of activities. You may think your past or present is ordinary but, in fact, it may be of great interest to the rest of us. If writing is not your strong point but you have a story to tell, contact one of us and we will work with you to put it into print. It can even be done anonymously. Thanks in advance.

If you have information or see a news article that you think would be of interest to our resident's, submit it to Bob Blumberg for submission to our newsletter.

There is plenty of useful information floating around that will make our newsletter more informative and interesting.

Condo Alliance: The Condo Alliance consists of Montgomery County master-metered mutuals which are interested in energy saving measures. In addition to direct energy saving measures such as the alliance supports measures which reduce water savings which save energy (through the reduction of hot water usage) and water and sewer charges are also of interest. If you are interested in participating in their efforts, you can join their organization (staff@bethesdagreen.org.)

The Editor

By Bob Blumberg

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Exercise is Good for us!

There have been recently several articles in the newspapers that tell us consistently that exercise is good for us. Us meaning folks like the residents of our mutual. For instance in an article whose title was "Is exercise the elixir of youth?" It turns out that exercise is good not only for the young but also for the elderly as well. A gerontologist Dr. Roman Factora quotes studies that show that "...even 15 minutes of walking daily can add three to five years of life." "I tell my elderly patients that it doesn't take exercise to benefit them Factora says. "We're not talking about breaking a sweat. I'm not asking you to run a marathon. I'm just asking you to get up and move."

In another article in the Health and Science section of the Post, the message is for those individuals in the work force that sit at their jobs for long periods of the day. This relates to us who spend too much time in front of the TV. The article Headline is "Don't just sit there, Move. Eleven health problems such as organ damage, muscle deterioration, leg disorders and spine and neck damage can be caused by sedentary work and lifestyle. In summary exercise improves the essentials of being able to do the everyday activities and tasks of life.

I recently was given an excellent exercise book written for the elderly. It was produced by the Institute on Aging (NIA), which is a division of the National of Health. It has clear instructions and photo illustrations along with the experiences of people whose lives have been improved through exercise. If you are motivated you can request a FREE copy by filling out a short questionnaire at the NIA website.

www.nia.nih.gov/Go4Life, or call 1 800 222 2225. If there are any questions call me 301 598 5275.



Secretary's View
 By Bob Namovicz
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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 Robo-calls, 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.



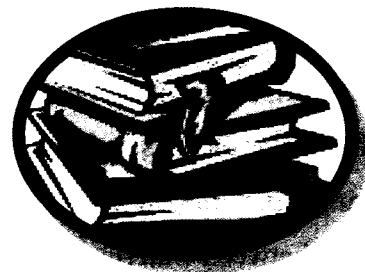
Maintenance
 By John McMahon
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As a Board member for Mutual 10, we each have certain chores to perform. I would like our M-10 neighbors to know about which assignment I have. One of my assignments deals with the cleaning of the roof gutters and downspouts.

This sounds simple but is loaded with problems. Each assignment comes with a limitation and specified budget. Telling our contractor when to start and still satisfy our fellow neighbors who want to have clean gutters creates a scheduling problem. The trees have the controls in their hands without regard to when the leaves will fall into the gutters. Sorry to have bored you with this tiny problem along with all the other 100 problems we have every month. In addition, if you are one of the residences that had vinyl siding installed in 2013 and the gutter cleaning process left debris on the trim above the gutters, please inform me so that the workers can clean it off.



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 the urge to reach your full potential....
 These are the keys that will unlock the
 door to personal excellence.
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www.brainyquote.com





Treasurer's Report

By Janet Martin

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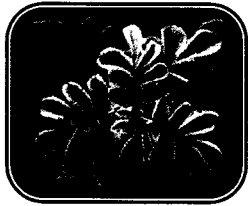
janet1martin@earthlink.net

Our finances through December, 2013 are as follows:

Income	\$1,461,267
Expenses	\$1,390,858
Surplus	\$ 70,409
Variance over budget	\$ 70,706
Reserve Balance 12/31/13	\$ 868,686

We had a very good 2013, ending with a surplus of \$70,706. This is a result of energy savings and no surprises meaning no unanticipated significant

expenses. Although our total reserves are \$230,860 less than they were at 12/31/12, please keep in mind that we spent \$372,500 on siding replacement and \$75,000 in roof replacements in 2013. We will be spending similar amounts in 2014 for siding and roofs. Overall, we are in a very solid financial condition. As always, please feel free to call me at any time if you have a question about our finances.



Landscape

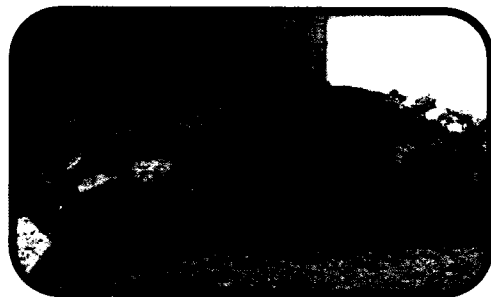
By Dora Pugliese

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January and February are slow months for landscaping. I am enjoying looking at the beautiful snow but I also went outside to brush it off of my Azaleas and other bushes. If you have indoor plants here are a couple hints. Do not water as often as in the spring or summer. Once every two weeks is enough. Do you have tiny gnats flying around? These are fungus gnats which do not harm people, pets and plants but they are annoying and unpleasant. Allow the top inch of dirt to dry between watering and use this old grandma recipe to get rid of them. Set a half-inch-thick potato slice on the soil to lure the

larvae or stake a yellow sticky trap (sold at garden center) in the soil. The color attracts the adults. After a few days toss the potato and if the gnats have disappeared toss the trap as well. Keep warm.



LW Community Board of Directors January Meeting Summary

By Paul Eisenhour

At the January LWCC Board meeting, the following were highlights:

The General Manger reported an overall surplus at the end of 2013. The BOD will determine where these funds will be applied at the LW budget. This decision will be made by this spring.

Action Items:

1. The Public Relations Advisory Committee had commissioned Creative Results LLC to create a new Leisure World logo to be phased in through attrition, as opposed to 'overnight.' The motion was also presented to use unused funds from the 2013 PR budget that were earmarked and approved for this task. After discussion, the motion failed.

2. The E&R, Restaurant, Community Planning, and Physical Properties Advisory Committees -- as well as LW management, sponsored a motion to engage Streetsense architectural firm for planning and designing their respective FEP projects. After discussion, the motion was approved.

3. A number of resolutions were passed regarding changes/adds to existing Board and Committee Rules. All rules had been studied by an appointed special adhoc committee that was to present recommendations for these changes/adds.

Updates:

1. The new HR Director, Peter Loew, reported on his 60-day audit of current HR practices and plans

going forward. The areas of service, training and policy are among many in need of attention. Mr. Loew seems very progressive and has widespread support on the BOD for bettering current practices.

2. Financial/Accounting software has been fully tested and is now in use as the production software. Of immediate attention are internal LWMC needs, but mutual and other interfaces are soon to follow.

3. The golf course irrigation pond environmental study has been completed and will be the basis to determine a cleanup of significant pond sediment.

4. An update was given by the Health Advisory Committee on the first three quarters of Medstar's first year. Generally, most aspects are good and have met expectations. There are some service areas that need improvement and are being addressed.

If any mutual 10 resident has a question of the above (or any LW governance issue), please feel free to contact me for info. Either 301-460-5588 or paule@lwm10.com will reach me.

Keep in mind that the LWCC BOD decisions are made with regard to ALL community residents.

Our mutual board is concerned chiefly with mutual residents. In either case, the resident is the priority.