

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

Peggy Salazar, President
(301) 598-0373
psalazar1952@comcast.net

Leroy Salazar, Vice President
(301) 598-0373
dsalazar58@comcast.net

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

Paul Eisenhour, Secretary
(301) 460-5588
paule@lwm10.com

Sara Gordon, Director
(240) 426-0436
smo63gordon@gmail.com

Dora Pugliese, Director (301)
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dorapugliese1@verizon.net

Dotty VanScoyoc, Director
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dotty36@comcast.net

Roberta Carter
Mutual Assistant
(301) 598-1316
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MUTUAL WEBSITE
www.lwm10.com

July 5, 2017

Publication: July 5, 2017

FROM THE PRESIDENT

By: Peggy Salazar
301-598-0373
psalazar1952@comcast.net

**President's Message:**

I trust all of you had a fire-cracking 4th of July. Thank goodness for country-wide traditions that keep us united in love for this great nation.

Time to update you on two items: garage door replacement and sub-committee progress on quorum percentage change for annual/special meetings.

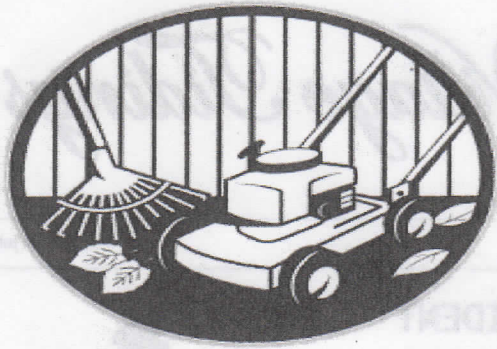
As of this date, 67 out of 69 doors have been replaced in this first year of our two-year project. Three doors were found to be fake - that is, out of the original 72 home addresses given to Fred C. Johnson Garage Door Company, three had bonus rooms built right up to the old garage door - rendering the doors inoperable. After consulting with Fred C. Johnson and understand-

ing their concern about replacing a fake door with another fake door, it was voted by the Board to employ Clay Kenny's roofing/siding company to replace the three doors with siding. We have been pleased with the workmanship and professionalism of the Fred C. Johnson Company. Good choice, Garage Door Replacement Sub-committee members!

The sub-committee chaired by Mike Showalter, with 8 other members, is busy researching and delving into quorum percentage change for annual and special meetings. Research has been gathered quickly, opinions have been formed and plans to communicate their findings and recommendations to all residents are in the works. Watch for an invitation to a meeting to express your views after listening to the sub-committee members themselves. The committee wanted to tackle the quorum issue first then move on to the rental capping idea.

As always, if you have concerns, questions or ideas, feel free to give me a call at 301-598-0373 or email at psalazar1952@comcast.net.

Peggy Salazar



Landscaping Report

By Dora Pugliese

We have only 9 residences out of 158 which need some help with cleaning up foundation plantings. Remember not to spread mulch against your house – it will bring termites. No fruit or vegetables may be grown outside of your fence. Don't place anything heavy on the fences. If you just planted Hydrangea bushes, spray them with Deer Off or Repels All. Deer tend to chew on the tender leaves. Once the bushes are established, they'll be fine. Sprinkle some Aluminum Phosphate at the base of the bushes and you will have a beautiful blue color. Keep on watering in the hot weather.

The tree work is finished for this year. We try to do as much as we can on our budget. If you have a new tree or flowers planted near your home, please give them a drink. Dan Martin and I try to get around to them all at least once a week if it's not raining, but more watering would be great.

We have had some concrete work done on walkways and driveways. I noticed some lawns were damaged by the equipment. They will be taken care of soon.

The following landscapers are known in our Mutual:

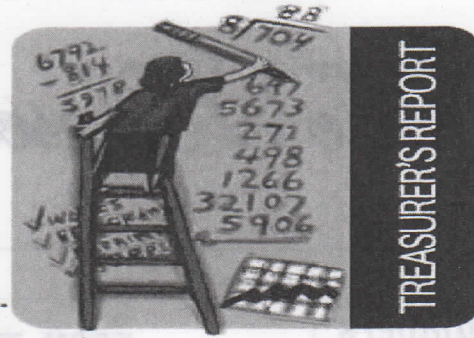
Bill Bowers 301-831-7893

Mark Emmell 301-249-3655

Carlos Gavidia 240-305-8813

If you have any questions, feel free to give me a call at 301-598-0265.

Dora Pugliese



Treasurer's Report

By Janet Martin

Our finances through May, 2017 are as follows:

Income \$ 487,061

Expenses \$ 498,528

Deficit \$ (11,467)

Variance over Budget \$ 21,538

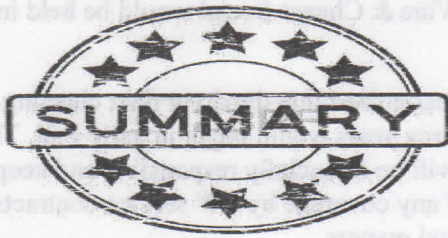
Reserve Balance 05/31/17

\$ 673,854

May was an exceptionally good month for Mutual 10 since we exceeded our budget by \$16,814. That means we are ahead of budget for the year by \$21,538. We still show a loss of \$11,467 for the year but we are considerably ahead of where we expected to be at this time. I expect the deficit to disappear as the year progresses. Some of the fluctuations we see in our income statement are due to the billing cycle of electricity and water. The number of days billed differs each month but our budget is based on 30 day months so variations occur. The good news is that so far this year, our total electricity is 7.7% below last year.

The garage door replacement project is nearing completion for the year. Through May, we have paid the vendor about half of the \$100,000 allocated this year. We are spending about \$40,000 on concrete replacement and have allocated \$81,000 for roof replacements. Maintaining and improving the appearance of our Mutual is vital to maintaining our property values.

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 janetmartin@earthlink.net



Summary of LWCC Board of Directors Meeting

By Paul Eisenhaur

The summary of the 6/27/2017 BOD meeting is as follows:

The GM mentioned that Signal Credit Union is looking to set up an ATM in the Admin Bldg lobby during the first week of July. A second ATM will likely be located in Clubhouse II at a later date.

The LWCC Conflict of Interest document revision has been completed and is in its final form. The LWMC Employee Handbook is being revised and reviewed by legal council. The purpose of the revision is to separate those who have governance responsibilities from others. Once the handbook is finalized, there will be a BOD review and motion to accept.

ACTION ITEMS:

1. The BOD approved recommendations by the Energy Advisory Cmte to a) modify its charter, and b) to work jointly with the Technology Cmte on solar energy benefits in the community. A motion to add e-rating adjustments to PPD's responsibility was denied.
2. 2018 Budget was presented after receiving final cost of living increase measures.....
Preliminary budget reductions were motioned by the Budget & Finance Cmte:
 - a. \$64,000 for remodeling (already allocated) of the current Fitness Ctr to the Game Room to be rescinded. BOD approved.
 - b. The BOD denied a motion to reduce the maintenance budget an additional \$31k beyond the current reduction of \$64K.
 - c. BOD denied a motion for a Fitness Ctr annual user fee of \$100.
 - d. BOD denied a motion for a reduction of merit salary increases from 1.75% to 1.7% (a savings of \$6500)

- e. BOD denied a reduction in the Capital Equipment Fund of \$10K for a security sedan.
- f. Reserves: Snow/Storm Fund annual contribution be reduced by \$20k as a result of a mild winter last year creating a carryover of funds. BOD approved.

- * Contingency Fund contribution of \$30k. BOD approved.
- * New Capital Equipment - no contributions in 2018. BOD approved.
- * Facility Replacement Fund - contribution of \$415K. BOD approved.

g. Budget Assumptions be modified to reflect above adjustments. BOD approved.

3. The BOD approved a motion by the Budget & Finance Advisory Cmte to perform mold abatement in the Administration Bldg Bank Space, and to install automatic door operators outside the Terrace Rm on Club I and the Activities Rm of Club II. The total cost of \$30,785 will come from the Contingency Fund.

4. The BOD approved a motion by the Budget & Finance Advisory Cmte to appropriate \$100k from the Resales Fund to address issues related to the sprinkler and fire alarm systems and installation of a security camera in the New Fitness Ctr.

5. The BOD accepted the new annual LW insurance with Travelers through USI at an increase of 2%.

6. The BOD postponed action on a motion for guidelines for solicitation, petitioning, and similar activities in the community. The BOD would like this document to be legally vetted prior to any action.

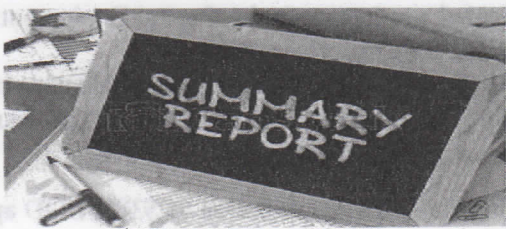
7. The BOD passed a resolution to place a sign in the median (Trust property) outside Fairways North mutual. Typically, signage is decided in the S&T Advisory Cmte, unless a request is made to place it on Trust property. In this case, BOD action is needed.

UPDATES:

New Fitness Ctr scheduled to open Aug/Sept.

Pond dredging competed.

2018 GM survey evaluation received by all 34 directors. Evaluation Cmte will process results and present final report to BOD at August BOD mtg.



© Can Stock Photo - esp34784355

Summary: M10 BOD Meeting on June 22, 2017 :

General Manager Report:

- There were 32 unit resales in the month of May in the community.
- Other than the bank revenue, the LW operations are under budget. But the lack of bank revenue puts the overall LW in a deficit.
- The new bank tenant, Signal Financial Credit Union will be hosting “Meet and Greets” in mid-July at clubhouse I. Details will be published in the LWNews.
- The new LW website will include a contact submission form where a prospective resident may sign up for a tour of LW and its facilities. These tours started in early June and continue to be popular. The tours themselves are being set up and run by the LW Communications Department as a marketing tool for home seekers coming to LW.
- GM Flannery gave an overview of community budget process that should be complete in August. Though he made it clear that great effort is made to control facilities fees paid by all the unit owners, he pointed out the increasing budget burden of non-discretionary costs (i.e. minimum wage increases on most contract and seasonal employees, state mandated rain tax).

Mutual Business:

- Treasurer Martin reported a very positive financial month for the mutual resulting largely from lower utility bills.
- ◊ All invoices were approved. The one ABM this month was approved.
- President Salazar gave an update on task items by the Quorum/Rental Subcommittee that is being chaired by resident Mike Showalter. The sub-cmte has met once to organize and lay ground work starting with a quorum size.
- Director VanScoyoc reported that the recent pizza/

game night social for Mutual 10 was a success and that a Wine & Cheese Social would be held in August.

- It was recognized that the dryer duct cleaning once every three years would begin in early Fall. The Board will be financially responsible and keep track of any coverage by LW service contracts by individual owners.
- Director Leroy Salazar reported on the status of the new garage door installations with only a few left to replace. The remaining units will have to wait until next year for replacement.

Open Forum:

- There was discussion for the need for an independent appraiser of roof conditions to accurately schedule roof replacement to those in need to most. Different options will be looked at.

Paul Eisenhaur

(301) 460-5588



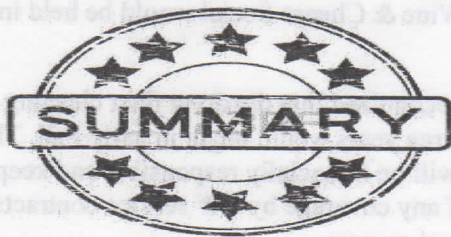
Mutual 10 Rule Refresher:

Let's revisit the rules for Mutual 10.

We'll print them in each Tidings, a few at a time, until finished.

Why don't we get the “Penalties and Sanctions” out of the way first!

1. Non-conforming plantings may be required to be removed.
2. Failure to pick up after a pet may result in a \$25 fine per incident.
3. Feeding wildlife may result in a fine of \$100 per incident.
4. Repeated late payments of condominium fees may result in the withholding of any additional benefits paid for by the Mutual, such as roof replacement, patio door replacement, etc.



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- 5. Any external damage to a unit that is caused by the owner will require restoration at the owner's expense.
- 6. Residents who are fined, or otherwise sanctioned, may request a Hearing by the Board to seek review of the sanction of fine.

THIS AND THAT

This & That

- Congratulations to two of our Mutual 10 neighbors who received recognition awards for their community service by the Leisure World Kiwanis Club: Dora Pugliese, CITIZEN OF THE YEAR and Heather Benjamin-Alexis, KIWANIAN OF THE YEAR.
- Would you like to be a member of the Government Affairs Advisory Committee of Leisure World from August 1, 2017 through July 31, 2018? If so, there's an application form for you to fill out. On it, you will explain your qualifications for serving on the committee. LW is looking for residents with a background in law or government relations or legislation, drafting, or local and state government process. Call Roberta Carter, our Mutual Assistant, if you'd like an application. It must get back to Ms. Carter by Tuesday, July 25.
- Make sure your trash bags are in a garbage can (metal or plastic) with the lid secured. Trash in plastic bags cannot be left out in the open. Creatures love to get into them. Foxes, crows, mice, rats, raccoons have all been seen by residents, at one time or another, having a feast. Also, do not put your garbage can/recyclables out until the night before or the morning of pick-up day.
- **Consistent Reminders:**
 1. *Dogs must be on a leash and their "gifts" need to be scooped up.*
 2. *If you have a maintenance issue, please call LeRoy Salazar (301-598-0373) before calling PPD or any other company. He will let you know if the issue will be a cost to our Mutual or to you.*

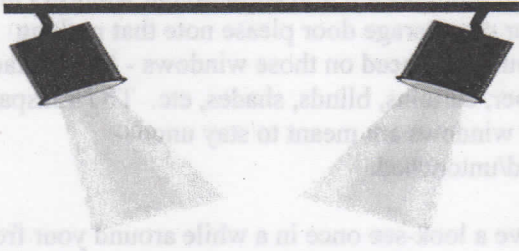
- Final reminder - if you chose to put windows in your new garage door please note that nothing should be placed on those windows - like contact paper, curtains, blinds, shades, etc. The transparent windows are meant to stay uncovered/untouched.
- Have a look-see once in a while around your front door/yard. Debris and trash fly around. Thanks for picking up what shouldn't be in your front yard.



CITIZEN OF THE YEAR

Dora Pugliese was honored by the Leisure World Kiwanis Club by being named as their Citizen of the Year. A beautiful plaque was presented to Dora at the club's 50th Anniversary Celebration dinner on June 24th. Dora's longtime involvement with the Mutual 10 Board of Directors (including two years as President) was noted but particular emphasis was placed on Dora's chairmanship of the Leisure World Landscape Committee and her stewardship of all 600+ acres in Leisure World.

Congratulations, Dora. This is a well-deserved honor.



Mutual 10 Neighbor Spotlight:



Meet Nancy & Tom Jones...

Both Tom and Nancy were brought up and schooled in Washington D.C. Tom's family moved here from N. Carolina when he was 5 years old. Nancy lived here, as her father worked for the RCA Corporation on Connecticut Ave. Tom worked at RCA as a young teenager which is where he got to know Nancy. In their late teens they married and decided to stay in the area however Tom left RCA to work as a technician for the C&P Telephone Company, which was the beginning of a 40-year career with the company. Nancy started working as a legal secretary for a D.C. law firm as well as the FAA.

Along the way they raised their family of six children, including a set of twins, in their Rockville home. Now grown, the children live relatively close, including a few in Leisure World! The Jones have been Mutual 10 residents as of December 2016. They enjoy it here but admit it was a bit of an adjustment to live in a shared community as opposed to many decades in their own house.

Interestingly, as a 16-year-old Tom had an exciting and immensely important experience. So much so, it has been recounted both in books and on film. In the final days of WWII, when the Germans had already surrendered and the war was being fought only in the South Pacific, Tom was working as a bicycle courier for the RCA Corporation, mostly delivering international and national telegrams to embassies in and around Washington. When the Japanese surrendered, it signaled the end of the war. The official Japanese surrender was tele-typed to RCA in Washington and Tom was assigned as the courier to deliver it to the Swiss embassy for decoding before being delivered to the White House. Talk about a messenger of good news!

Welcome Nancy and Tom!

Welcome

NEXT BOARD MEETING :

Mutual 10 Board Meeting will be held on July 27, 2017, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend.

