

LW Security: 301-598-1355

Administration: 301-598-1000

TIDINGS

July 2011

Leisure World

Mutual No 10

Main Gate: 301-598-1044

PPD: 301-598-1500

FROM THE PRESIDENT

By: Mike Showalter
301-598-3247



This has been a very eventful month for our mutual – some things were visible, others were not -- but seen or unseen they are essential in the operation of our community.

Real estate activity is continuing to pick up. July is the third straight active month. While this may not be classified as a spending spree, it is a good omen. Increased levels of activity are also taking place elsewhere in Leisure World.

Gate handles. Most of you probably have noticed by now that you have a brand new handle on the outside of your fence gate. What you may not know is that one of our board members, Dora Pugliese, installed all but a few of these herself rather than having the mutual pay for the cost of having it done. Thanks Dora. It is typical of your boundless energy and the interest you take in our community.

Finance. Our treasurer, Janet Martin, is putting together a detailed 5-year plan to determine what we will need to spend, on what it will be spent and to make sure we have the money available to do make it happen. Also the 2012 budgeting cycle has already started and Janet will be getting deeper and deeper into that process over the next several months. All of this activity takes place out of sight and mind for most of us but is absolutely invaluable to the smooth operation and the financial integrity of our mutual.

Mutual 10's Energy-Savings Project has begun. On July 9th Mutual 10 received the "start work" okay for our project to improve the energy efficiency of our homes. Work on the first homes is scheduled to begin on July 18. **Please note the following very carefully. Paul Eisenhaur is our point-of-contact and overseer for this project and for communications with the installation company. Please do not contact the contractor directly. Go through Paul if you have any questions or concerns.** As a matter of convenience the contractor will

be calling you directly to schedule an installation date and time that fits everyone's schedule but beyond that direct contact, I ask that any other matters go through Paul. This includes any changes you wish to make concerning your installation. Please understand that we cannot maintain control of this project if we have 123 different residents trying to communicate with the company. Doing so will create headaches for you, the mutual and the contractor and will result in delays and inefficiencies – both of which we want to avoid. Paul's contact information will be noted in his section of this newsletter. He will be providing monthly updates to our residents through the Tidings newsletter and important notices and updates will also be available on Mutual 10's website at www.lwm10.com.

Roofs: Some of you will be getting new roofs this summer; others will have repairs done. You will be among the first to know. Loud banging over your heads is a good tip-off. John McMahon will be coordinating this effort with John LaClere from Physical Property Division.

Tidings Newsletter Volunteers Needed
Our board of directors will be considering using one or more volunteers to help with or take over responsibility for the publication of our mutual's monthly Tidings newsletter. Contact me or **Joan Byrnes** if you are interested -- your help would be greatly appreciated. The responsibilities of the individual or team are flexible but ideally would include some or all of the following:

1. Serve as the editor for the newsletter and coordinate it with a designated member of the Mutual 10 Board and

with our Administrative Assistant, Cris Juarez, who would then take care of the newsletter's reproduction and distribution.

2. Collect contributions from our board members each month. Write articles as needed.
3. Elicit, screen and publish items of special interest that are submitted by our residents.
4. Review other mutual's newsletters and the Leisure World News for information of particular interest to Mutual 10's residents. The availability of some new service would be an example of such an item.
5. Redesign the newsletter if needed

LANDSCAPE

Dora Pugliese
301-598-0265

There will be a new item in my report every month thanking the owners of the prettiest patios. I will choose three each month. For this month, I'd like to thank:
Mr. & Mrs. Heine on Elmhan Ct.
Mr. & Mrs. Bochinski on Ludham Dr.
Mrs. Addison on Ludham Dr.

The two big trees were removed so no more worrying about them falling on the nearby houses.

Almost every foundation planting has been cleaned up, Mutual 10 is looking great and the houses are getting sold thanks to your effort to make it a beautiful place to live in.

Check your azaleas if you see a white webbing and tiny white eggs under the leaves you have Aphids. It comes from too

much watering in the evening, use ALL SEASONS SPRAY OIL, you can find it at Johnson Nursery on route 108. Spray when there is no rain predicted on that day.

I saw a deer right in front of my window eating my flowers. I knocked on the window but it did not stop eating; I forgot to spray Deer Off or Liquid fence on the flowers. Everyone who has hostas should get some, the spray works for a month.

Many residents are barbecuing on their patios. PLEASE MOVE YOUR BARBECUE GRILL AWAY FROM THE FENCE OTHERWISE THE HEAT WILL DAMAGED YOUR FENCE AND YOU'LL BE RESPONSIBLE FOR THE REPAIRS .

WELCOME ALL NEW RESIDENTS

Pat Dunn
301-598-5553

I'd like to introduce myself as the Hospitality Director for Mutual 10. This is a new position for our Board of Directors and I'd appreciate the residents' input. My duty is to welcome new residents to Mutual 10 Please help me by notifying me of new residents. Please provide names, addresses, and phone numbers when possible. Thank you for your help.

ROOFS, GUTTERS & DOWNSPOUTS

John McMahon
301-598-1908

The roof and gutter potential for problems came to life like a big mean bear after a seasonal hibernation during one recent thunderstorm. My telephone calls started quickly rising with bad news reports. We

are on top of the situation and the leaks are being repaired in turn.

We have a schedule for our annual re-roofing program which is moving ahead as planned by John LaClere of PPD and our roofing Committee.

FENCES AND GATES

Joan Byrnes
301-598-4949

The ornamental handles have been installed on all units. Thank you for the pleasant phone calls.

Please remember not to use your grill near the fences. IT WILL DAMAGE THE FENCES AND YOU WILL BE RESPONSIBLE FOR REPAIRS.

MUTUAL 10 INSULATION PROJECT

By Paul Eisenhaur

The Insulation of 123 units in Mutual 10 began July 18 (in spite of the Very hot temperatures) and will continue for a few months. The Contractor, Absolute Insulation, is scheduling work in each unit. They figure on completing a couple a day as each "job" requires a few hours. They will leave their materials trailer on Leisure World Blvd and haul needed equipment to each unit in a large box truck. Fortunately, they are very experienced and have done significant insulation work in Leisure World before. They are good people to interact with. But please know that if you have any issues with the work, contact Paul Eisenhaur at (301) 460-5588, paule@lwm10.com

TIPS FOR TERMITE PREVENTION

By Janet Martin, Treasurer

Mutual 10 has had some recent termite infestations. Because these are very costly to treat, I have done some Internet research on tips for prevention. Termites need two things to survive: water and wood. The places in and around your home where water and wood meet provide a thriving ground for termites. Here are some tips to keep your home safe from these amazingly proficient bugs:

- Trim all bushes and other dense greenery away from the foundation of your home. Move mulch away from the foundation as well.
- Choose pea gravel or crushed stone over landscaping mulch. If mulch is used, use it sparingly close to the dwelling.
- Avoid all wood-to-ground contact. Make certain any wood steps are off the ground. If you have lattice work close to the house, make sure that it is 6 – 8 inches off the ground.
- Keep gutters and downspouts free of accumulated leaves and debris. Mutual 10 cleans the gutters twice a year. If you have a clogged gutter or downspout between cleanings, please notify John McMahon at 301-598-1908.
- Make sure all water runoff is directed away from your home. Do not allow moisture around the foundation of your home. If you have outdoor drainage problems, please contact Dora Pugliese at 301-598-0265.

The last thing we want to do is make a termite's job easier. These steps should help prevent termites becoming a problem in your home.

Our next meeting of the Board of Directors is scheduled for July 28, 2011 at 1:00 p.m. in the Sullivan Room of the Administration Building. All are welcome to attend.

GENERAL MANAGER'S REPORT

July 2011

COMMUNITY TOPICS

1. **Finances** –Management anticipates publishing June financial information by Friday, July 15th. Preliminary information indicates a small surplus of approximately \$4,000-\$5,000 for the month of June. Management estimates a mid-year surplus of between \$15,000 and \$20,000.
2. **Proposed 2012 Budget** –As noted in previous month's report and as published in the *Leisure World News*, various advisory committees will be reviewing operational budgets in the month of July.
3. **Call for Volunteers** –Please note that there is a notice on page 3 of the *Leisure World News* regarding a general call for volunteers to serve in the future as need arises.
4. **45th Anniversary of the Community** – Management will be working with the Education & Recreation Committee to discuss preliminary plans to recognize the 45th anniversary of the Community this September.