

LW Security: 301-598-1355

Administration: 301-598-1000

# THE KELMSCOT VILLAGE TIDINGS

July 12, 2013

Leisure World

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Mutual No. 10

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www.lwm10.com

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## KNOW WHOM TO CALL!

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## From the President

Mike Showalter  
(301) 598-3247  
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**Summer is here:** Hot weather is on its way. Call Physical Properties Division or your preferred HVAC contractor to service your heating/AC system. This service will prevent potential problems during the hot summer months and keep your system running at its maximum efficiency.

**Annual Dinner:** On June 7, we had our Mutual 10's Annual dinner which was attended by 62 residents. From what I have heard it was a big success. The food was good, the visiting was great and the entertainment by Chyp Davis and Andrea Romero was exceptional. They brought back memories from the late 50's to early 70's and helped us remember those years which were such a special part of our lives. Thanks so much to Dotty Van Scoyoc and the M-10 Social Committee for all the work done to make this such a successful event. I noticed that almost everyone who attended the dinner was still there at the end of the entertainment. That says a lot about its success.

**My Thanks to the Board:** I would like to thank the Board for filling in for me and continuing to do so while I have been under the weather these past weeks. I really appreciate it!

**Korean War Veterans Recognition Event**

**(Repeat of last month's article):** The Korean War, 1950-1953, was the "forgotten war", and was described not as a war but incredibly as a "police action". This must have been a comforting distinction and consolation for the soldiers who died or suffered irreparable damage to themselves or and their loved ones. This brutal war was the first of our nation's wars waged to reach a stalemate rather than a victory – a trend that has continued since that time.

Having said this, I would like to announce that there will be a "National Korean War Veteran Armistice Day Remembrance" event and "Legends Stage Show", sponsored by the Kiwanis Club, on July, 27, 2013 in Clubhouse 2 at 2PM. Veterans of the Korean War may attend this function free of charge; relatives or others may attend for a nominal fee which I believe is less than \$10.00. For more information, contact Anita McFarlane of the Kiwanis Club at 301 598 8207 for further details and to be placed on the guest list. Please remember these veterans and their sacrifice, and attend the function.

**Volunteer Activities:** If you have some time and a desire to help others, please be aware that many of our elderly or disabled residents have small projects that are easy to do but expensive to fix. The goal of our Board is to reduce expenses to our residents to the maximum amount possible. Hanging of pictures, mice control, winterizing of outside faucets, changing of furnace filters, replacing smoke detector batteries and minor landscaping tasks are just a few of the services that these residents need, and are items that can be done by volunteers. I do not want volunteers to take on any project that would involve undue risk, such as cleaning gutters and other more hazardous tasks. However, paying someone to do the services I mention above can result in charges of \$70 - \$150 or more, which can be a significant expense for those with limited incomes and add to the charges made to our mutual.

Basic landscaping services can easily run up to several hundred dollars. If you are handy and willing to volunteer to help out with doing such tasks, please notify me and I will add you to a list of those willing to help our mutual neighbors who need your help. That help will be very much appreciated by me, our Board and the residents who you help out. This volunteerism is not something that needs to be coordinated through our board of directors (although we are willing to do so) but can simply be an offer of assistance to a neighbor whose ability to help him or herself has become limited. We are our neighbor's keeper.

**Sliding Glass Patio Door Replacement:** Many of you still have the original sliding glass patio doors. The mutual will replace these doors at mutual expense if they no longer function properly. However, our budget allows only six doors to be replaced each year. This year's allotment has already been filled. However, if you have an original door which needs replacement you need to get into the replacement queue. To qualify, you must demonstrate that your door does not open or otherwise operate properly. If that is the case, please contact John McMahon at 301 598-3584 to add your name to the queue. If the only problem you have is with your screen, we can have that repaired for you at only a fraction of the cost of a new door.

**Window Replacements:** About 25 residents have or are considering having their original aluminum siding windows replaced with more efficient vinyl sliding ones. Replacing your windows improves the appearance of your residence and will qualify those residents for an E-Rating Credit which will be deducted from your monthly condominium fee. To apply for this credit you must submit an Application for Building Modification (ABM) form. When completed the form should be passed to Physical Properties. The ABM will be routed through the Physical Properties Division, the Energy Advisory Committee and then to the M-10 Board of Directors for approval.

I would like to emphasize that in considering making such an improvement your decision should not be driven by the energy savings (which is small) but by the improvement in the appearance of your property. I would suggest you walk or drive through our community and see for yourself whether the addition of the new windows is worth the cost. The cost for the four windows in your residence currently falls between \$1,850 and \$2,250,

**Stained Trim Strip around Garage Roof:** At the board meeting scheduled for July we will be discussing the stains on the strip of trim located above the garages' gutters. This staining is unsightly and is a consequence of gutter cleaning which splashes wet debris out of the gutters and onto the trim. The result is unsightly and we need to determine how to eliminate it in the most cost efficient manner.

### Social Committee

By Dotty VanScoyoc, Chair  
301-598-2878

### ICE CREAM SOCIAL & BOOK SWAP

DATE: July 21 (Sunday)  
TIME: 3:00 PM  
PLACE: Chesapeake Room in Clubhouse I  
PRICE: \$5:00

Choice of Vanilla, Chocolate or Vanilla sugar free ice cream (or a combination) toppings will be available so you can make your own Sundae. Each person can bring up to 10 books to trade. Sign up at E&R by July 15<sup>th</sup> and make checks payable to Mutual 10, Hope to see you there.

### ANNUAL DINNER

All who braved the rain had a wonderful time at our Annual Dinner on June 7<sup>th</sup>. The Italian Buffet was a huge hit and the entertainment was outstanding.

I saw couples dancing and others taking pictures and videos. I want to thank the Hospitality Committee for their support and help. If you would like to become a member of the Hospitality Committee, please contact me. Our next Hospitality meeting will be on August 12<sup>th</sup>, and Diane Ivan is hosting the meeting.

**The next Board Meeting is scheduled for July 25, 2013, at 9:30 AM in the Sullivan Room of the Administration Building. All are welcome, and encouraged, to attend.**

### Treasurer's Report

By Janet Martin

Our finances through May, 2013 are as follows:

Income	\$ 599,904
Expenses	\$ 600,236
Deficit	\$ (331)

Variance from budget - \$20,963

Reserve Balance 5/31/13  
\$1,030,881

Our expenses through May are \$331 more than our revenue. However, we had budgeted our losses at this point to be \$21,294 more than our revenue so we are ahead of the game by \$20,963. That's a good thing. If you remember, last month we were in a deficit position. This crazy swing is because of the timing of the electric bill. An estimate of the bill has to be made each month for accounting purposes and this month the bill came in much lower than the estimate.

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 [janetlmartin@earthlink.net](mailto:janetlmartin@earthlink.net)

## DIRECT DEPOSIT ANNOUNCEMENT

In addition I encourage you to sign up for direct debit of your monthly condo fee, if you haven't done so already. It is safe and easy. Please see the attached flyer from the Accounting Department for more details.

## Vice President's Report

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



The recent storm uprooted 2 trees and damaged 3 others which will have to be cut down. We had lots of broken branches but, fortunately, no damage to the houses.

Mutual 10 residents received their notice to take care of their foundation plantings. I had several calls telling me they had contacted some landscapers to do the work. I appreciate the update. Some were not happy with the letter, wishing that I came to see them instead of sending the letters. I just don't have the time to stop by 40 homes; some owners don't answer the door, others are at work and we have absentee owners.

I just found out that owners have to submit an ABM before planting trees or large bushes around their homes. The ABM will be approved by the Board; just give the form to me or Physical Properties. Do not plant any tree within 4ft of your house.

Call Grounds at 301-598-1314 to have your bags of trimmings picked up. They don't do it automatically.

Most of the roses are infected with a rose bug which leaves tiny holes in the leaves. One good product to use is called - Uncle Jack kill bug - I found it at Johnson Nursery.

## The Mystery Shack outside the fence along Kelmscot Drive:

The following article is from the July newsletter of the Vantage Point East mutual and contains some interesting local history involving slaves, farmers and artists, in and around Leisure

World. There was also a color photo of the shack. To see the photo click on the link [www.vantagepointeast.com](http://www.vantagepointeast.com)

The old structure that can be viewed through the Leisure World (LW) fence on Kelmscot Drive was brought to the property before 1950 by the late architect William Martin O'Neil, who used it to store his beekeeping equipment. His daughter Sara, who grew up on the property and also became an architect, said it was not unusual for her dad to salvage usable items from buildings slated for demolition. "All the materials are 20<sup>th</sup> century issue, indicating that the "shack" was constructed in the 1920-30 time frame."

## Slave Cabins at LW Plaza

Sara added that approximately where LW Plaza is now located were the remains of old wooden buildings on stone foundations that were purported to be slave cabins in the 1850s, along with two very deep wells. She also noted that some Beall and Cashell family graves were disturbed during development and were relocated. The Beall family cemetery is on Beechvue Lane in the Strathmore Bel-Pre neighborhood not far from LW. The Beall family farms were located on the Beall property road, which eventually became Bel Pre Road, she said.

LW resident and photographer Sheryl Katzman and I met with Mr. Anthony Cohen, a historian and expert on slavery in Montgomery County, on May 14 to determine whether the shed might have been part of Edmonson Farm, which was owned by a free man of color in the 19th century and was almost wholly contained within the current LW. Thanks to Ms. Katzman's geographic sense, which determined that Homecrest Road fronted the shack property, and the GPS on Mr. Cohen's phone, which pinpointed the shack's location, we found the gated property and encountered a family member.

Artist in Residence The O'Neil home, which sits on a private wooded lot that has been declared a "backyard habitat," was designed by Mr. O'Neil. His 95-year-old wife, Louisa, lives in the house with her son, Matthew. Louisa, who is known in the art world as Pat Peat O'Neil, exhibits at the Enamelists Gallery in the Torpedo Factory in Old Town Alexandria. With art degrees from several universities, she also taught art classes at local venues. As we left the O'Neil property, we petted the rescue mutts that had been described by neighbors as "vicious."

Author Ruth Gutstein

## Save the dates

### Calendar of events

**July 20, Korean War  
Veterans**

**Remembrance Event**

**Sept. 20 Pot Luck  
Dinner**

**Oct. 26 Autumn Coffee**

## **LEISURE WORLD OF MARYLAND - DIRECT Deposit (article attached)**

**If you have not already done so:**

## **PLEASE BE SURE TO COMPLETE AND RETURN THE SURVEY ON PAGE 7**

**Editor's note from the newly volunteered editor:** There is a steep learning curve and deadlines to be met. Janet Martin will be holding my hand until I get a little experience. Experience comes from making mistakes and learning from the mistakes. And that is what I have been busy doing.  
**Bob Blumberg**

**LEISURE WORLD OF MARYLAND – NEWS FROM YOUR ACCOUNTING DEPARTMENT**

**EVERYTHING YOU WILL NEED TO KNOW ABOUT CONVENIENT, SAFE, AND EASY DIRECT PAYMENT OF YOUR MONTHLY COMMUNITY ASSOCIATION FEES**

**Q. Just what is Automatic Direct Payment of my monthly Community Association fees?**

A. Today's technology now allows us to electronically and automatically deduct your monthly community association fees from your bank account. It is done accurately, securely and you will always know your balance and payment status. Ours is the same technology and techniques used by governments, private industries, and many associations to protect their customer's money and investments.

**Q. What are the advantages to me as a Leisure World resident and fee payer?**

A. It's very convenient for you. You will never have to write a monthly community association check again. There are many other advantages too!

You actually save your money by not having to pay a check transaction or processing fee or pay postage to mail your check. You don't need to take your valuable time to make your payment. All this is done for you with your direct payment plan.

It's very safe – your check cannot be lost in the mail or stolen. Your payment is always safely and securely in place all the time. No one has access to your check because there isn't one!

It's reliable and secure: no need to travel to the bank in bad weather and no need to worry

about your payment if you are away. Your payment is always made for you on time, every time.

**Q. Where do I sign up for this plan and what material must I furnish?**

A. You may sign up in the Leisure World Accounting Office. You will need to fill out the form titled "Authorization Agreement for Pre-Authorized Transfers (Debits)". Accounting will be glad to help you with this form. You will need to bring in a check for your next payment. We will use your check to verify bank and account numbers. Finally, we will need to know your Leisure World Community Association account number.

**Q. How long will it be before this plan takes effect on my bank account?**

A. There is a one month delay between the time you apply and when your first automatic debit will occur. From then on, your payment will be automatically deducted from your checking account and deposited for you.

**Over 4000 accounts have already signed up for Direct Payment. It's the smart thing to do - - - sign up today!**

## **Mutual 10 Survey**

Resident name of each person living at this address

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Address

Phone number

Name, Address, Phone Number & relationship of an emergency contact

Resident - Tenant

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