

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

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

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janetlmartin@earthlink.net

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namoviczb@comcast.net

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bill.cave@ymail.com

Dotty VanScoyoc, Director
(240) 669-4955
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Marlene Smith
Mutual Assistant
(301) 598-3989
msmith@lwmc.com

MUTUAL WEBSITE
www.lwm10.com

June 2015

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FROM THE PRESIDENT

By: Dora Pugliese
301-598-0265

dorapugliese1@verizon.net



President's Message: President: Dora Pugliese

We finally were able to get the storm drain on Deerhurst Terrace repaired. This has been an ongoing problem for several years. It was a very difficult and expensive job but we should not have any more flooding in the court. Most of the gutters have been cleaned. The Mutual will pay for one gutter cleaning in the spring and one in the fall. Any additional cleaning is at the homeowner's expense.

A reminder: all dogs have to be on a leash. Please be considerate of your neighbors; no one wants to clean up after someone else's pet. Mutual 10 rules allow for a \$25 fine per incident of failure to pick up after a pet. In addition, all pets must be register with our assistant, Marlene Smith. Her telephone # is 301-598-3989.

LeRoy Salazar is now in charge of the fences and gates. If you have a

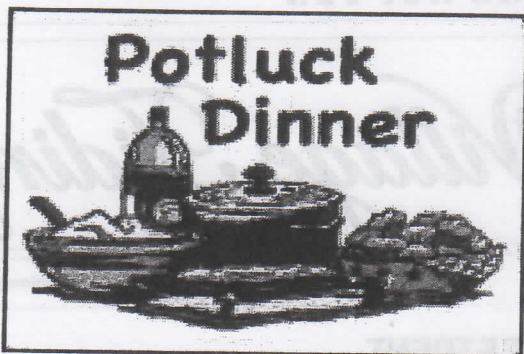
problem with your gate or latch, give him a call.

If you have a problem that you believe should be taken care of by the Mutual, you must call LeRoy (301-598-0373) or me (301-598-0265) before calling PPD. PPD has been instructed that, other than in an emergency, they cannot respond to any resident call for services believed to be Mutual expense without prior approval by LeRoy or me. This does not apply to any service or repair request you make that you intend to pay for yourself.

If you didn't attend the recent Mutual potluck, you missed a good time. Lots of good food and good conversation. We'll hope to see you at the next Mutual 10 event.

PLEASE CALL

DORA PUGLIESE OR LEROY SALAZAR TO SCHEDULE A REPAIR BEFORE CALLING PPD, EXCEPT IN THE EVENT OF EMERGENCY. IF YOU DO NOT, YOU WILL BE CHARGED FOR THE REPAIR. WE HAVE POSTED THIS IN THE TIDINGS REPEATEDLY SO BEING UNAWARE OF THE POLICY WILL NOT PREVENT YOUR LIABILITY FOR THE PAYMENT.



Potluck Dinner

POT LUCK DINNER

Dotty VanScoyoc, Director

Mutual 10's Pot Luck Dinner was held on June 26th, and the food was both delicious and abundant. We have great cooks in our Mutual. It was great seeing friends and meeting new residents. A special thanks to Sherry Houser, for the beautiful centerpiece she provided. Everyone commented on Sherry's special talents. I also want to thank those who helped in setting up and taking down. We have a great Social Committee; without them we could not be able to have these events.

great way to spend a hot July afternoon, so come, make your own sundae. Vanilla or vanilla sugar free ice cream with a combination of toppings will be available. For the Book Swap you can bring up to 10 books to trade. The cost for this event will be \$5.00 per person.



Paul Eisenhaur, Director



Ice Cream Social

ICE CREAM SOCIAL & BOOK SWAP

Dotty VanScoyoc, Director

Our Ice Cream Social & Book Swap will be held on Sunday, July 26th at 3:00 in the Activities Room, in Club House II. What a

- ◆ No parking along curb within 35 feet of any intersection – it's the Law
- ◆ Metro Bus transit pickup at Clubhouse I daily for frequent north and south runs
- ◆ Please notify gate of expected visitors
- ◆ \$4 and \$5 Dial-A-Ride service available; call gate
- ◆ Ongoing firearm return to MCP Gun Unit. 240-773-6400

Electricity and YOU!

By Bob Namovicz, M-10 Secretary; Member of Energy Advisory Committee

When you purchased your home in M-10, you may have been told that "electricity is included" in your monthly fee.

While that is true, it does not mean that "electricity is free," or that every resident pays the same amount each month for electricity. Mutual 10 is one of the "Master Metered Mutuels." That means that electricity is bought and paid for in a single bulk purchase for all of the electricity that was used by these Mutuels, in total, with a single check. This enables the purchase of electricity at a lower cost.



Not all Mutuels in Leisure World are part of this bulk purchase arrangement. Fifty years ago, when Leisure World of Maryland was started, all properties were included in the bulk purchase of electricity. However, after about 20 years, Maryland passed a law that prohibited future bulk purchase arrangements. As a result, part of Mutual 19B and all high-rise Mutuels were excluded. Residents in these newer Mutuels receive individual bills for the electricity they use. Under the state law those mutual that already had bulk purchase electricity were allowed to continue receiving the benefits of bulk purchasing.

That is why Mutual 10 continues to be a "Master Metered Mutual;" why the same electricity charge is always included in your monthly fee; and why you do not receive a separate bill for electricity. The amount to be paid every month is adjusted every year.

In order to recognize that residents and Mutuels can and do take measures to control

their use of electricity, a system called "E-ratings" is used. E-ratings are factors used to recognize differences. For example, the amount of power used to run a Cabot model home is generally higher than that needed to run a smaller Buckingham residence. When a Mutual installs attic insulation in all of its homes (as M10 did) that reduces electricity use that should lead to lower condo fees. Homes that have additional living space, like a "bonus room," use more electricity, so they should pay more. E-ratings are applied to recognize such differences.

Detailed formulas are used by our accountants to calculate the appropriate portion of the overall electricity bill you pay.

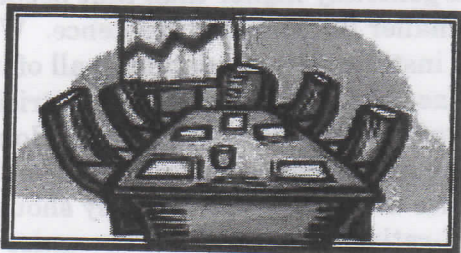
The Leisure World Energy Advisory Committee is responsible for defining and applying the E-ratings that are used by the accountants. That Committee is in the process of examining the definitions they use. They have also developed improved ways to collect the information on each residence in the Master Metered Mutuels. We will be reviewing our E-ratings soon and you may be contacted to help us to apply the new definitions and forms.



Our goal is to assure that everyone pays their fair share of electricity costs, but we need you help to do that.

Summary of May 21 M10 Board Meeting

By Bob Namovicz, Secretary



General Manager Kevin Flannery reported:

Overall surplus continues.

2016 Budget is being developed.

Re-sales have been steady.

An Open Forum with members of the Montgomery County Council will be held.

Renovation of the Crystal Ballroom will begin soon, and other FEP projects will follow.

Treasurer Martin reported:

That electricity costs had exceeded the monthly budget again and reasons will be further explored.

Resident's requests to PPD without prior approval is a problem that will be dealt with by writing PPD, and reminding residents of proper procedures.

Unapproved PPD request will continue to be at Resident expense.

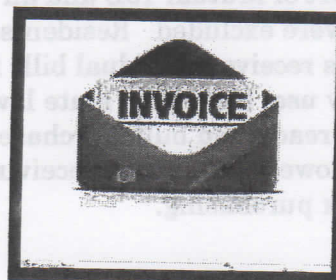
LWM budget issues were discussed.

Mr. Namovicz mentioned upcoming changes in procedures for determining E-ratings that the Energy Committee has developed. Siding and gutter replacement project is complete.

Mr. Salazar updated on difficulties in getting road repairs done by WSSC; and described efforts to resolve the drainage problem on Deerhurst.

President Pugliese updated on tree trimming and replacements. She related discussion at the Landscaping Committee about possible new environmental features in the next contract.

There was considerable discussion of possible changes to the by-laws to address the difficulty of attaining a quorum at annual meetings. No actions were taken at this time, pending further study.



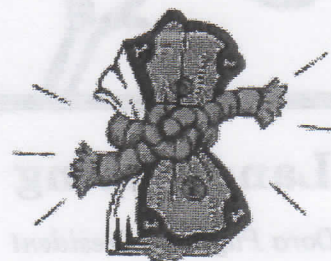
ABM's and invoices were approved with some adjustments.

Treasurer's Report

By Janet Martin



Please be conscious of your energy usage. One suggestion: don't run your washing machine or dishwasher during the peak hours of 6:00-8:30AM & 4:30-7:00 PM. Rates are higher during these times. The lowest rates are charged for evening and weekend usage.



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.

Our finances through May, 2015 are as follows:

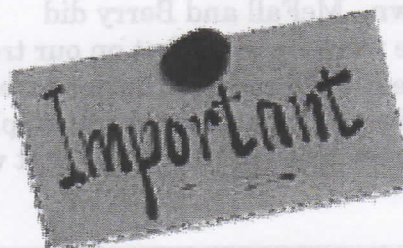
Income	\$ 707,814
Expenses	\$ 783,217
Deficit	\$ 75,403

Variance under Budget \$36,223

Reserve Balance 05/31/15

\$ 543,928

We managed to make up \$6,158 of our year-to-date deficit during May. Through May, however, our electric bill is 16% higher than last year. Most Mutual expenses are fixed and we can't do much to impact them. Examples are insurance, community facility fees, and mutual operating expenses. Utilities are the only variable that we can impact in a meaningful way.



Leroy Salazar, Vice President

Animal Defecation ("pooper scooper" law)
(Montgomery County Code, Sec. 5-203(a)(2))

An owner must not allow an animal to damage or defecate on property outside of the owner's property. An animal may defecate on public property or the common area of property in which the owner shares an interest if the owner immediately removes and disposes of the feces by a sanitary method approved by the Director. Feces may be picked up in a plastic bag. If this bag is placed inside another plastic bag, it may be put out for disposal in your normal household trash.



Landscaping

Dora Pugliese, President

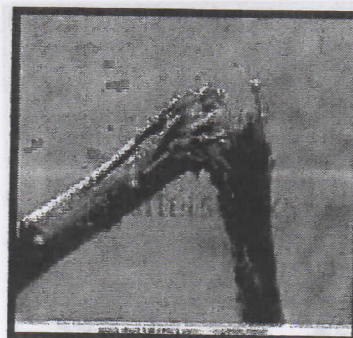
Notices have been mailed to some residents as reminders to clean up their foundation planting. If you were a recipient of a letter, please take appropriate action. The appearance of our Mutual affects the property values for all of us.

I have been waiting to see if our damaged crape myrtle trees would branch out. Some have new growth but others will need to be trimmed down. McFall and Berry did maintenance work up to 18 feet on our trees this past week. We'll replace the dead trees in the fall. We also have several crab apple trees and cherry trees in bad shape that will be removed.



Now is the time to trim your azaleas; just don't shear them on the top only. Cut some branches from the center to give some light.

Many bushes suffered from the bad winter. Cut the damaged branches off close to the roots and it may come back.



McFall & Berry are negotiating a one year extension on their contract with Leisure World. A new contract for 2017 and beyond is being discussed and will be presented at the landscaping committee next March.



Here is a list of landscaping contractors:

Bill Bowers 301-831-7893

Harrison Rieck 202-498-5143

Gloria Sherman 301-980-2867

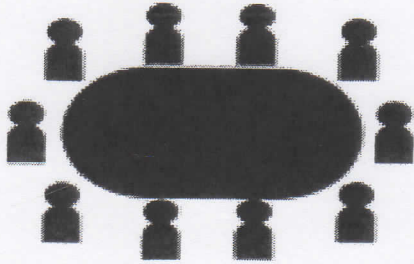
Kirk Hughes 301-598-4474

If you have any questions, call me.

Dora 301-598-0265

LWCC BOD Summary

By Paul Eisenhour



The BOD 6/30/2015 meeting summary is as follows:

Action Items:

1. The BOD separately passed the 2016 schedule of fees, facilities maintenance plan, capital purchases, and the facilities replacement plan.
2. The Golf & Greens Committee Status Report was distributed to BOD members to review. Any recommendation or resolution will be discussed and voted on at the July BOD mtg.
3. The BOD rejected a motion to exclude clover from herbicide applications. Given that there are already two pilot green space testing areas in LW that provide for this, it's practicalities are unreasonable, and no compelling rationale was given to change to this practice, the BOD did not see any need.
4. The BOD rejected a motion to make McFall and Berry liable for discretionary tree removal in the past. Their contract only calls for their liability for removal of "dead or diseased beyond recovery" trees.

5. The BOD approved the release of \$50,000 for the building permit phase of the new Fitness Center. These funds were previously approved in the FEP via the Re-sales Fund.

6. The BOD approved the Gov't Affairs Advisory Committee membership for July 2015-June 2016.

7. The BOD approved renewal of the Travelers Insurance policy with an increase of 1.8%.

8. The BOD approved the four separate Community Planning Advisory Committee motions concerning space allocation and size for meeting rooms in the new Administration Building.

Updates:



Organizational structure reports were presented by management regarding clubhouse operations and the LW News.

A status report on the FEP projects was presented by management. Financial data will be given at the July BOD mtg.
