

MARYLAND MUTUAL NO. TEN

*The Kelmescot Village***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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(240) 669-8954
janetlmartin@earthlink.net

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paule@lwm10.com

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2saraonly@gmail.com

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(240) 669-4955
dotty36@comcast.net

*Marygrace Serra
Mutual Assistant*
(301) 598-3989
mserra@lwmc.com

MUTUAL WEBSITE

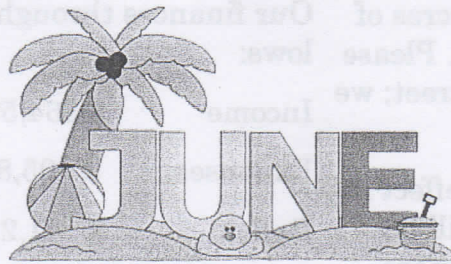
www.lwm10.com

June 2016

Publication: June 1, 2016

FROM THE PRESIDENT

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

**President's Message:**

Dora Pugliese

The month of June is going to be busy with the resurfacing of Kelmescot Alley, other concrete work, and some roof repairs. We will also be removing some large dying trees. Our Mutual is 45 years old and lot of things need to be replaced or repaired. It is very important that we maintain all aspects of our Mutual but it is also very costly.

With the warm weather coming, it is time to change the filter on your furnace and have your air conditioning unit checked out. We had a very cool spring, which probably means a very hot summer. Keep your windows and doors closed when the AC is on. If your storm door is an older model, it is not properly insulated and wastes en-

ergy. Our electric bill is high; let's try to conserve energy every way possible.

Several houses have been sold this past month so we'll have new residents. Please take the time to read the Mutual rules and understand who pays for what. It is only one page at the end of the booklet. If you have any questions, please give me a call. I prefer to receive calls between 10:00 AM and 5:00 PM if it is not an emergency.

Dora Pugliese

ANNUAL DINNER

Mutual 10's Annual Dinner is June 10th. An elegant buffet will be held in the Crystal Ballroom located in Clubhouse I.

TIME: 5:00

PRICE: \$25.00/per person

Entertainment will follow dinner. Sign up in the E&R office. Checks payable to Mutual 10.

LANDSCAPING REPORT

Dora Pugliese

We have several houses with a lot of weeds around the perimeter. Please do check it out. I will be sending reminder letters soon. If your azaleas have finished blooming, now is the time to trim them. Try not to let them block your windows for safety reason.

This year we have several big trees which need to be taken down and others to be thinned out. We don't do all the trees of the Mutual at one time as we have 33 acres of land and many trees to take care of. Please be patient if we didn't get to your street; we will eventually.

With the new law 52-14 going into effect in 2018, no pesticides or herbicides will be used on lawns so you may see a lot more weeds sprouting all over. At least they are green!.

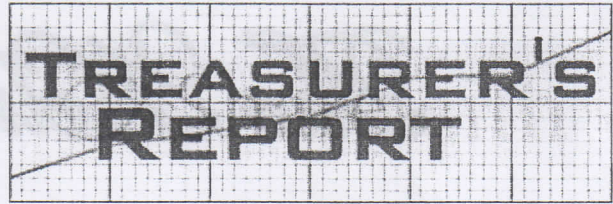
The peonies are in bloom which means the ants are busy trying to get in your kitchen. You can buy ant traps or spray at Home Depot to control them.

Enjoy the flowers. It's a beautiful time of the year.

FYI

When you need repairs done in your home that you feel the Mutual should pay for, you **MUST FIRST** call President Dora Pugliese (301-598-0265) or Vice President Leroy Salazar (301-598-0373) before calling Physical Properties [PPD] 301-598-1500. If you call PPD directly you will be responsible for any charges incurred. For emergencies after hours or on weekends, call the Front Gate 301-598-1044 and then the President or Vice President.

Dora



Treasurers' Report

Janet Martin

Our finances through April, 2016 are as follows:

Income	\$ 364,593
Expenses	\$ 405,817
Deficit	\$ 41,224

Variance under Budget \$7,535

Reserve Balance 04/30/16

\$ 591,466

At first glance, it appears we had a positive variance in April of \$9,564, thereby reducing our year-to-date deficit to within \$7,535 of budget. This is misleading, however, because included in this total is the \$5,549 refund we received from Leisure World as our portion of the 2015 surplus. These funds will be moved to the Replacement Reserve, thus increasing our deficit. Being in a deficit position at this time of year is a typical pattern and we should make up this deficit as the year progresses. I say it over and over (and over again), it's all about utilities (electricity and water).

I hope to see you at the Annual Dinner coming up on June 10th.

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



LWCC BOD Summary

By Paul Eisenhaur

5/24 Meeting:

The General Manager reported a \$46k surplus year-to-date for the entire community.

Property transfers have been good through May 2016.

Action Items:

1. The BOD passed a resolution to delay consideration of the 2017 budget assumptions as recommended by the Budget & Finance Committee until management provides specified details regarding staffing and organization.
2. The BOD passed a resolution to extend the contract of the current food service provider, Perrie LLC, for five years. Starting in 2019, the vendor will make a significant payment to LW.
3. The BOD passed a resolution extend the Weichert lease for one year in the current Administration Building location.
4. The BOD approved the constitution of a Special Technology Committee for the next two and a half years. Membership was appointed by the BOD Chair mostly from the defunct Ad Hoc Strategic Technology Committee and some additional members.
5. The BOD passed a resolution to rescind last month's Board approval of the E&R policies. Issues and incompleteness was noted. This task will be passed back to the E&R Advisory Committee for a corrected

version to be delivered to the BOD in October 2016.

6. A letter crafted by the Government Affairs Advisory Committee is to be signed by the BOD Chair and sent to the Maryland State Highway Administration. This letter supports the project to build a sidewalk along the Southside of Norbeck Road along the Leisure World Boundaries. Though the letter also encourages a crosswalk from East Norbeck Park as well as signage at the LW entrance.

Updates:

- * Community signage on Trust property is to be standardized and given clearer building locations. Planned are fourteen signs that will likely replace existing signs.
- * The LW 50th Anniversary week of celebration events was given more detail to the BOD. Fundraising thus far has been very successful at covering planned costs the celebration committee budgeted.
- * Medstar's in 1st Quarter report showed volume in Primary/Specialty Care remained constant from previous years. Rehab services saw an increase and pharmacy a slight decrease during that period.

Don't Mess With Deer Fawn

Given that there are plenty of deer in Leisure World, at least they usually have non-threatening dispositions. But it'd be wise to avoid the vicinity of a young deer. If its protective mother senses people near her fawn, an unwanted angry adult deer may result.



Mutual 10 Neighbor Spotlight

Meet: Gail Oakes, 5/10/2016

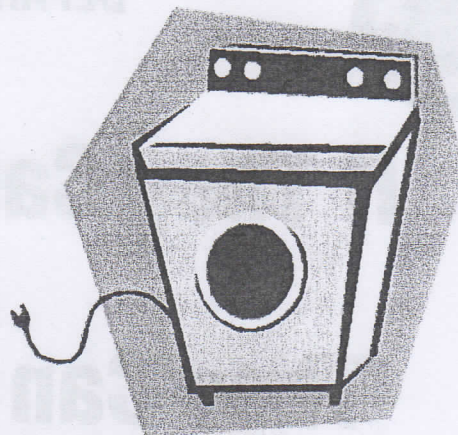
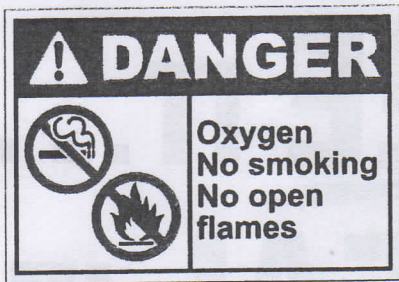
Gail has lived here in Mutual Ten for almost 20 years. She moved here from right down the street in Silver Spring. Chief among her reasons for moving here was her tiredness of having to deal with all the required harry-homeowner maintenance of a single-family home. Even though there are high rises, townhouses, garden apartments, etc. in Leisure World, she wanted the type of living a patio home in Mutual Ten could offer. Here she has the single-level living with a small yard and plenty of storage for her needs. Like many residents at LW, a reason for her moving here involved proximity to family – to stay in close proximity to her previous residence, which is a central location to the scattered family. Added benefits were that she was able to continue her job until retirement twelve years ago and her active participation in her church. Gail appreciates the security LW provides when she goes to her second home in New Hampshire for a few months each summer where she also enjoys a community of friends and relatives.

While at Leisure World, she spends much of her time gardening and travelling, regularly exercising at the Fitness Center, and taking yoga classes to enjoy the stretching, strengthening and mindfulness benefits. She quite actively joins in our Mutual social events when her busy schedule allows.

Gail stays close to her four grown children and their families, which includes five grandchildren. As indicated, they live as far away as London England and as close as Ellicott City MD. So, some visits are more frequent than others, but she visits them all.

Gail grew up in the Denver Colorado area, but both she and her husband were anxious to see other parts of the country. They lived in southern California before his job in the space industry brought them to the east coast. This led to an opportunity to live in South Africa for a year while travelling through several other countries. They then settled in this area where Gail now has deep roots. She worked a few years for the Army and, after her children were out of school, she spent another 15 years working for a not-for-profit special education school in Maryland. She left the outside working world to concentrate on her family life. She also enjoys singing in her church choir, going to the theater and concerts with friends, reading and baking.





Reminder: Dangers of Mixing Cigarettes With Oxygen

By Paul Eisenhour

The past few years in Leisure World has seen tragic results when a resident smokes around their oxygen tank. The physical and property damage caused by this practice has been massive.

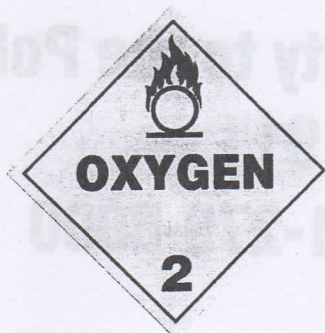
It is understood that smoking addiction can be profound. But in the presence of oxygen, it must be controlled. The safety risk beyond yourself is great. Our houses are not stand alone and neighbors can easily be harmed by dangerous actions. And if any emergency persons have to forcefully enter your home to render aid, they must not be subjected to a life threatening risk that can be avoided.

In common areas around Mutual 10, any activity can be monitored. But in the privacy of your own home, we rely on our residents to be responsible and avoid smoking around oxygen.

DRYER VENT CLEANING

After considerable discussion, the Board of Directors has decided against paying for dryer vent cleanings in the Mutual residences. We have, however, negotiated a group rate with PPD of \$76 per unit. This will include cleaning from the rooftop. The normal PPD rate is \$94 and outside companies are \$120 or more so this represents a significant savings.

If you would like to have your vent cleaned at this cost, please call our Mutual Assistant, Marygrace Serra, to register for the program. DO NOT CALL PPD. All of the units will be done within a two-week window sometime in the near future. You will be billed directly by PPD.



YOUR DRYER START A FIRE



Montgomery County, Maryland
DEPARTMENT OF POLICE



If They Can **SEE IT...**
They Can **STEAL IT.**

Auto Theft and Theft from Auto are crimes of opportunity and the best way to reduce your chances of being a victim, is to lock your doors, never leave a key in your vehicle and use an anti-theft prevention device.

The devices listed below are examples of anti-theft prevention:

- Lock all your doors and close the windows
- Remove all valuables from inside the vehicle, including GPS systems or lock them in your trunk
- Do not leave electronic devices or accessories visible
- Keep the registration in your wallet or purse rather than in the vehicle
- Park in a well lit and populated area
- Use a visible anti-theft device that has a visible indicator (about \$20-50) – They lock the steering wheel in a fixed position so the vehicle can not be driven
- Alarm system
- Do not leave money in your vehicle
- Do not hide a key on your vehicle

Report Suspicious Activity to the Police

Emergency: 911

Non-Emergency: 301-279-8000

LEISURE WORLD 50TH ANNIVERSARY

In honor of Leisure World's 50th Anniversary, our Community Project will benefit A Wider Circle. Our goal is to equip 50 kitchens for A Wider Circle.

Each mutual is being asked to participate in this Community Project by supplying items for equipping kitchen goods such as:

Bakeware	Dishes/Flatware	Placemats
Glasses	Liquid Soap	Pots/Pans
Cleaning Supplies	Measuring Bowls	Silverware
Coffeemakers	Measuring Spoons	Small Appliances
Dish Towels	Mugs	Sponges
Dishcloths	Teapots	

Items must be clean and in working order, new or gently used. They need not be complete sets. Think about it- what if you had nothing and needed to enjoy your kitchen? You can help someone else.

WITH YOUR HELP WE ARE GOING TO DO JUST THAT!!!!
COLLECTION/DROP OFF DATE FOR MUTUAL 10 IS THURSDAY,
JUNE 16,2016
1:00 TO 4:00 PM
AT THE REAR OF CLUBHOUSE II