

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

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psalazar1952@comcast.net

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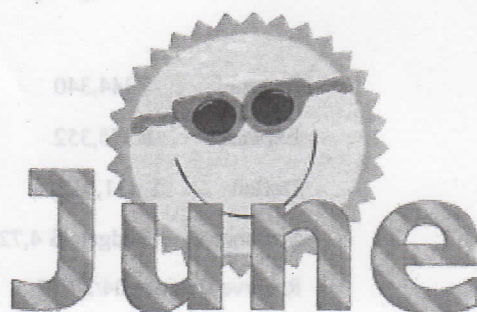
MUTUAL WEBSITE
www.lwm10.com

June 1, 2017

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FROM THE PRESIDENT

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

**President's Message:**

I want to thank the following residents for stepping-up-to-the-plate when the call went out in May for volunteers to form a sub-committee regarding quorum and rental-capping changes to our By-laws: Colleen Fitzpatrick, Betty Henrikson, Harriette Jordan, Eileen Kane, Bill Nullmeyer, Beverly Perrell, Dahlia Zahavi. Bob Namovicz and Mike Showalter will co-chair the committee, I'll be the Mutual 10 Board rep, and Stanley Labovich has volunteered to be an alternate in case a committee member can't continue. The committee will start meeting soon, with specific tasks to complete, and finish within months. They will engage in research, data-gathering, discussion and making recommendations. All residents will be presented with their findings and have an opportunity to share opinions before the Board comes to any conclusions. A self-governing organization like ours

can't operate effectively if there aren't willing, engaged participants. My hats off to all of you who get involved, in whatever capacity, for the good of our community!

Peggy Salazar

301-598-0373

**Landscaping Report**

By Dora Pugliese

Mutual 10 looks great! Some new trees have been planted but we still have more maintenance to do. As soon as the rain stops we'll continue. Now is a good time to check for weeds especially the thistles which are so hard to remove. The wet soil will make them easier to dig out.

I'll do my inspection next week to check out your foundation plantings and if the beds are not properly cared for **you'll receive a notice to correct the issues.** Now is a good time to trim your azaleas since they already have bloomed, and if they are old or way too tall, you can take

1/3 off. They will look scraggly for a while but will fill back in by the fall and they'll bloom next spring.

Deer love Hostas and Day Lilies. Spray them with **Deer Off** or **Repel**. (I saw a fat little rabbit chewing on some small lilies which I had not sprayed.)

Some residents are walking their dogs on the grass by the houses on Leisure World Blvd. Please train them to go on the stretch of grass on the opposite side of the sidewalk and PLEASE pick up after them.

Tried-And-True Landscaping Contractors:

Bill Bowers 301-831-7893

Carlos 240-305-8813

Gloria 301-980-2867



LW Trust Landscaping Committee Report

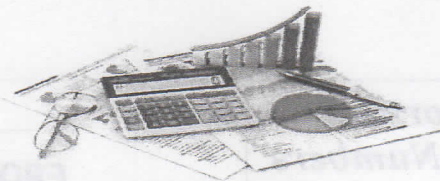
By Dora Pugliese

301-598-0265

McFall & Berry are still planting summer plants all around LW. They plant around 14,000 plants each year. They landscaped 4 court signs in Mutual 10 and mulched around the beds. The walkway in Daffodil Park is finished and now there is a nice sitting area which I hope you'll enjoy. The committee is also working on another park by Gleneagles Dr. where a butterfly garden has been planted, donated by McFall & Berry; the Lyons Club has donated a beautiful bench; the Going Green organization gave us an Okame Cherry tree. The park is all organic - no pesticides are being used.

A lot of articles about removing trees around the administration building have been in the LW newspaper. Many of these trees were scheduled to be removed anyway as they are dying of old age or are unsafe. There will be many new trees planted all over the new parking area and admin building, and the committee

will add even more once the building is completed. It will be very attractive for all residents to enjoy.



Treasurer's Report

By Janet Martin

Our finances through April, 2017 are as follows:

Income	\$ 344,340
Expenses	\$ 375,352
Deficit	\$ (31,012)
Variance over Budget	\$ 4,724
Reserve Balance 04/30/17	\$ 681,531

The deficit we show through April of \$31,012 is expected at this time of year. In fact, last year we had a deficit of \$41,224 at the end of April and ended the year with a surplus. I anticipate the same will hold true this year. The first few months of the year we are hit with our highest utility bills and, although we factor that into the budget, utility bills are difficult to project on a monthly basis. The weather is a huge and unknown factor, of course, but the billing cycle is also a factor. Some months are billed for more days than other months, causing fluctuation in the billing totals. I am happy to report that so far this year our electricity cost is \$12,029 less than last year.

You will see the total reserve balance decrease over the next few months as we pay for the beautiful new garage doors that are being installed. Please be assured, however, that we maintain adequate reserve balances at all times to meet any unforeseen or catastrophic expense.

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

Janet Martin

(240) 669-8954



Summary of LWCC Board of Directors Meeting

By Paul Eisenhaur

Summary of LWCC Board of Directors Meeting 5/23/17

The Board Chair emphasized that resident use of electronic devices (i.e. laptops) during governance meetings is acceptable. Also acceptable is responsible gathering of petition signatures only on Trust property.

Though the new LW bank branch won't open to full service until August, they look to have an ATM installed in the Admin building lobby by the end of May.

ACTION ITEMS:

1. A resolution to allow a referendum of residents to determine proceeding plans to construct a new administration bldg. was soundly defeated. It was shown that both the motion and the petition it was based on grossly over-inflated the cost (by over \$2 million). Also, a non-binding referendum result would contend with the representative governance of LW.
2. Action on the 2018 LW budget will be taken at the June meeting regarding budget assumptions, capital purchases, schedule off fees, and the facilities maintenance plan.
3. A resolution passed for a bylaw update requiring unanimous consent of directors. Though this practice is already followed in the mutuals, the LWCC bylaws are vaguely worded in this area.
4. A resolution passed to rescind an earlier motion regarding the impending efforts for a new internet/cable TV contract. The previous resolution was very general.... the new one replacing it is much more specific in the service scope and required tasks.
5. A resolution to modify the LWCC Conflict of Interest form to include only relevant to the LW governance was postponed until the June BOD mtg. The GM will provide a copy of the new LWMC employee handbook which will verify needed conflict of interest language.
6. A multi-resolution proposal by the Energy Advisory Committee was postponed until June mostly to allow for more information gathering. A motion requesting a change in the committee charter passed.

7. A motion by the Landscape Advisory Committee to officially name the recently planted pollinator park was postponed until June to continue considering new names.

Updates:

***** A detailed discussion was held outlining the parameters of any negotiations of a new broadband service in the community. This is a hugely important effort affecting all LW residents. The cost of any service agreement of this type will have a direct (and possibly significant) impact on all condo fees and/or cable bills. It would behoove all residents to stay aware of this effort and provide input to those responsible.

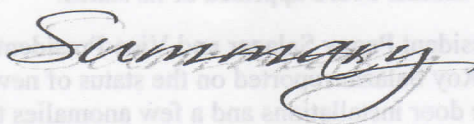
This is a complicated issue and contains "a lot of moving parts." Decisions have to be made on what's best for the community as a whole. It is imperative to balance personal preferences with realities. An example is that we currently have a bulk rate contract that gives a very significant discount for Comcast cable service to all residents. The cost is built into each condo fee whether or not the service is used by the resident. The minority of residents who use other services pay an additional amount for that service by their own choice. But to exclude the bulk rate discount and allow a pay-as-you-go to other providers would not afford any discount and most people would see a very significant increase in their monthly service bill.

Residents will have ample opportunity for input early in this process. Please do so.

The Medstar 2017 1st Quarter Report showed continued solid volume in all service areas. Importantly, patient satisfaction remains at a high level. Service outreach is being worked on.

The Strategic Planning Committee has begun efforts to look at current and long range goal and needs of the community. A final report will be submitted to the BOD in November.

The General Manager reviewed his benchmark requirements and performance from the past year. This will be part of his performance evaluation to begin June 1 by the BOD.



Summary: M10 BOD Meeting on May 25, 2017

By Paul Eisenhaur

General Manager Report:

- Report was given by the new LWMC Director of Mutual Services, Melissa Pelaez.
- At this point in the year, the bad budget news is that LW is running over budget due to the lack of revenue from a bank tenant. Other than the bank revenue, LW operations are under budget.

- The new bank tenant has signed a contract and will officially start business on August 1. Efforts are being made to install an ATM in the Admin building lobby in late May though.
- Comcast is refunding to customers money over-charged over the past few years. LW has discussed this issue with Comcast to resolve the problem, but it is up to the resident to follow-up with Comcast regarding their individual bill.

Mutual Business:

- President Salazar reviewed the task requirements for the sub-committee she has appointed to gather information for the development of resolutions regarding the quorum percentage and the rental cap. The timeline for the sub-committee to complete this task will be determined by the sub-committee and President Salazar. Once the sub-committee has completed its data gathering and made recommendations to the Board, all information/recommendations will be presented to the mutual residents for input before the Board passes any resolution.
- Treasurer Martin:
 - ◇ All invoices were approved. There were no AB-M's this month to approve.
- Director VanScoyoc discussed the upcoming pizza/game night social for Mutual 10, June 10.
- Director Eisenhour mentioned that the LWCC Board of Directors will consider in its June meeting adding installation of windows as eligible for an e-rating reduction for residents. He will keep the mutual board apprised of its status.
- President Peggy Salazar and Vice-President LeRoy Salazar reported on the status of new garage door installations and a few anomalies that have been encountered (non-operational garage doors where a bonus room exists). These situations will require an additional amount to modify with siding. It will be an extra cost to the Mutual.

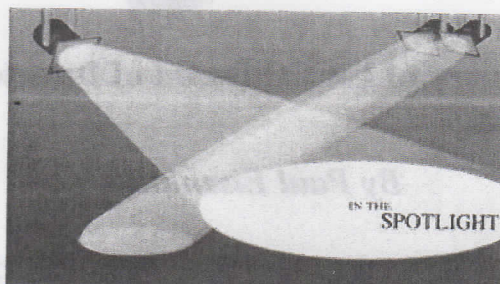
Open Forum:

- Director Eisenhour mentioned the impending new contract for broadband services (currently the Comcast bulk services agreement). It is expected within a few years and will have a significant impact on residents, depending on the services they choose. It is an issue all mutual residents should be aware of due to its potential effect on condo fees.

The contract process will certainly allow for resident input.

Paul Eisenhour

(301) 460-5588



Mutual 10 Neighbor Spotlight

Meet June & George Kourpias!



June and George came to the Washington DC area from the Midwest in 1964. After years spent working and raising their three girls and one boy, they moved to Leisure World and are very happy they did. Their kids - being grown - some nearby, some not, have given the Kourpias' nine grandchildren and two great grandchildren.

June grew up in on a farm in Nebraska (which still operates) and left there after school and headed to Sioux City, Iowa. There she met George when they both worked at a large Zenith parts and products company. They married and soon thereafter their family began. While working for Zenith, June continued to be very involved in the parts department while George was busy with the shop's union.

That union, The International Union of Machinists and Aerospace Workers, brought the family East when George was transferred to its Washington DC headquarters. He also was appointed by President Clinton to the Overseas Private Investment Commission to organize private business subsidies to needy countries. As June continued to raise their expanding family, George worked his way up in the union to become president of the 750,000 member union. After he retired in 1997, he went to work for the AFL-CIO labor union to develop a senior level of labor union employees. It is called the Alliance for Retired Americans with a membership of 3.5 million.

Now that they've been in Mutual 10 for seven months, they will continue to make a yearly trip back to visit the Midwest and June's family members who are still there. Not having been here too long, they are still getting settled in but are happy to know that there are so many activities available in this community in which to get involved.

Welcome George & June!

Welcome

This & That

- Reserve time on your calendars now for our **annual July 4th Parade!** We need to represent Kelmscot Village so won't you consider walking the parade route with the Board? The march isn't long, the fun is plentiful, and there's a Mutual 10 potluck afterwards! If you wish to walk in the parade, please email Paul Eisenhour at paul@lwm10.com or call him at 301-460-5588.
- **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.
 - If you are replacing your windows, currently there is no e-rating discount available on your HOA fee. The LW Board is re-examining the concept of a discount but no decision has been made as yet.
 - About 40 garage doors have been replaced out of 72 scheduled for this year. If you chose to put windows in your 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.
 - **Pizza & Game Night** is June 10 at 5:30p.m. We'll meet in the activities room in Clubhouse II. Please bring your own board game to share in a fun evening with your Mutual 10 neighbors. Pizza, salad, fruit, veges and dessert as well as soft drinks, coffee and tea will be available. (Bring a bottle of your favorite beverage if you desire.) Payment will be accepted at the door...a **CHECK only** for \$10 payable to "Mutual 10".
 - Over the next several weeks concrete repairs will be going on throughout our Mutual. Some sidewalks and driveway pads will be replaced. Watch where you walk and park once the work begins. Neighbors close to where the work is being done will be notified by a flier in their mailbox.
 - Welcome to new Mutual 10 resident **Marie Johnson** at 3313 Densmore!



NEXT BOARD MEETING :

Mutual 10 Board Meeting will be held on June 22, 2017, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend.