

TIDINGS

June 2011

Leisure World

Mutual No 10

Main Gate: 301-598-1044

PPD: 301-598-1500

FROM THE PRESIDENT

By: Mike Showalter
301-598-3247



Mutual 10's Website is now Operational

Mutual 10 now has an excellent operational website, thanks to our new board member, Paul Eisenhower. The website is visually appealing, well organized and informative. Paul has written an article in this issue which will provide you with more information. I encourage you to take a look at it because we plan to use the website to help keep our residents informed.

Mutual 10 Receives \$75,000 Grant for Energy Conservation Project

On May 26 Montgomery county Department of Environment Protection informed us that our application for a county grant has been approved for a \$75,000 grant using funds the county received from the federal government's American Recovery and Reinvestment Act. Our grant was the maximum allowable amount that could be awarded under the

grant program. We are obviously very pleased about this development.

The grant is intended to be used for providing attic insulation and other energy conservation upgrades for the 123 of our mutual's 158 homes that have not had this work done. The \$75,000 will cover a significant portion (40 %) of the approximate \$190,000 needed for the project.

The mutual must sign a contract with the county agreeing to the conditions required by the grant program which the county will ratify then give us the go-ahead to start the project. If you were not one of the 35 homes that had this work done last year be aware that you'll be contacted to schedule the installation. The work takes several hours but the workers are very neat and spend most of their time in the attic, so the project should not be too disruptive. Accommodations will be made for those of you that store things in the attic and you will not have to give up any of your storage space.

Once the project is complete, each Mutual 10 resident will receive a credit towards their monthly association fee, which will be about \$9.00 for the Buckingham models (\$108/year) and \$14.00 for the Cabot models (\$168/year.) Additionally, if you will be able to claim a Federal Energy Tax Credit for 30 % of the cost of materials used for your own unit. This tax credit should be approximately \$275.00 for the Cabot models and can be claimed for the current tax year.

Leisure World Marketing Committee Candidates Wanted

The Leisure World Board of Directors is creating a Marketing Advisory Committee and is looking for persons who have a background in the fields of advertising, public relations, marketing promotion, etc. This committee will consist of 7 – 9 residents; Bill Taylor, from Turnberry, will be Chair. If you are interested please contact me and send me your resume and I will forward your name to Marian Altman, Chair, LWCC Board of Directors.

Energy Advisory Committee Recruitment Effort

The LWCC Energy Advisory Committee (EAC) is seeking volunteers with a strong interest in energy conservation and a desire to work on energy-related issues. Good analytical skills are a plus and a background in engineering or science would be very helpful. Prior experience in the energy field would be invaluable as would experience with the types and implementation of residential or commercial energy-savings measures. Individuals with substantial knowledge of practical alternative energy sources would be of great use to us. Good writing and

briefing skills would be helpful but not essential.

If you cannot afford the time and commitment to be a member of the committee, we would still like to hear from you if you would consider advising or consulting with the committee in regards to your areas of expertise.

If you are interested or would like additional information, please email or call Michael Showalter, Chair, LWCC Energy Advisory Committee at showmt@hotmail.com (301) 598-3247.

LANDSCAPE

Dora Pugliese
301-598-0265



The mutual is starting to look very attractive; the residents who received my letters have been very cooperative about weeding and trimming their bushes.

If you have a landscaping company doing the work but they won't be able to take care of you right away just let me know the date when they will be coming and I'll extend the time limit.

One very tall tree on Bigby Ct. and a pine tree on Kelmscot Dr. will be taken out this next couple weeks.

Leisure World Trust is going to landscape the corner of the Connecticut Entrance where the guards park their cars. The little triangle in front of the fence belongs to Mutual 10 and the Board agreed to let LW Trust take care of it; it won't cost us anything and it will improve our property value.

Landscaping Companies:

McFall & Berry 301-598-5161
Bill Bowers 301-831-7893

Chuck Dunn 301-674-7660

FENCES AND GATES

Joan Byrnes
301-598-4949



We ordered handles for the outside of your new fences; they should arrive shortly. We are looking for volunteers to install them and save you some money. Don't Forget NO METAL HANGERS or HEAVY FLOWER CONTAINERS or DOOR SIGNS ON THE FENCES just plastic hangers.

WELCOME ALL NEW RESIDENTS

Pat Dunn
301-598-5553

Welcome to all the new residents of our Mutual 10. I would like to meet you. Please call me with any questions.

MUTUAL 10 WEBSITE

Paul Eisenhour, Webmaster

The Leisure World Mutual 10 website is now up and running. Announcements, Board meeting dates and location, and articles of interest to our community will be posted. It is quite attractive and easy to use. It also has a 'Suggestion' form on the Contact page. Please feel free to let us know of your comments or issues. Also, on that page is a list of the Mutual Directors and their contact info.

There are two ways to access the site; one through the LW corporate website, the other is directly through your browser.

1. Access through the corporate website: in the browser window bar at the top of your screen, enter www.lwmc.com to go to the corporate website. On the top of the homepage is a blue tab bar -- on the right side, mouse over the tab that says 'Governance' to see a drop down menu. Click on 'Mutuals.' The next screen lists the Mutuals down the right side of the page. Click on Mutual 10. This screen lists five Web Links. Click on 'Website.'

2. Access directly: in the browser window bar at the top of your screen, enter www.lwm10.com

If you're having problems accessing the site, please call me

ROOFS, GUTTERS & DOWNSPOUTS

John McMahon
301-598-1908

Normal Response to any overflows have occurred and a leaking faucet has been replaced. All is quiet on the western front. Keep in touch with any related problems.

Our next meeting of the Board of Directors is scheduled for June 23, 2011 at 1:00 p.m. in the Sullivan Room of the Administration Building. All are welcome to attend.

GENERAL MANAGER'S REPORT

June 2011

COMMUNITY TOPICS

1. Finances –

For the month of May, net operating expenses were approximately \$19,000 under budget.

Year-to-date, net operating expenses are approximately \$12,000 under budget.

2. 2012 Budget Preparation –

The Board of Directors will be approving Budget Assumptions, Capital Purchases, and Schedule of Fees at the meeting on June 28th. In July, advisory committees will be reviewing the operational budgets for 2012.

3. Third Community Forum on the Medical Center –

At the May 31st meeting of the Board of Directors, an additional option was introduced by a Board member. The Board voted to postpone action on the engagement of a consultant, in order to schedule a third Community Forum, at which residents can learn about the alternative proposal and ask questions. The third Community Forum will be held on Wednesday, June 22nd, from 2:00 to 4:00 p.m. in the Ballroom of Clubhouse I. Residents who are planning to attend should register with the E & R Department.

4. Electricity – Individually Metered Accounts –

Notice will be appearing in the *Leisure World News* regarding a program for the individually metered account owners to purchase electricity at a discounted rate. We will partnership with an energy supply company. Additional materials will be sent to the individual Mutuals when available.

5. Independence Day –

The Community's celebration will be held on Monday, July 4th. See the *Leisure World News* for details.

LEISURE WORLD COMMUNITY CORPORATION

1. Executive Secretary to the LWCC Board of Directors –

At their May 31st meeting, the Board of Directors elected Henry Jordan, of Mutual 24, to fill the office of Executive Secretary, following the resignation of Billie Saunders, who had served in that position since 2004.