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THE KELMSCOT VILLAGE TIDINGS

June 4, 2013

Leisure World

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Mutual No. 10

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From the President

Mike Showalter
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Transitioning Seasons: Spring has been shifting, and on May 18 our thermometer hit 94 degrees. This is the period of the year that we have the thermostat on Heat one day, Cool one day and Off in between. In order to save energy, try to moderate your switching back and forth between Heating and Cooling.

Tribute and Thanks to Joan Byrnes: In this newsletter I would like to personally and officially thank Joan Byrnes for her six years of service on the Mutual 10 Board of Directors. Joan had been the Board's Secretary for the entire time that I have been a board member and she was a major contributor to the planning and installation project that resulted in the vinyl fences that we now have bordering our patios. A substantial number of our residents will remember the poor condition of the patio fences that were present before the new ones were installed. Therefore, they know what an improvement the new fences made to the appearance of our residences and our community. Joan was also an active

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Thanks to Joan Byrnes, cont'd.

contributor at our board meetings, and was candid in her contributions to discussions during those meetings. Thanks, Joan, for everything you did to help manage our Mutual.

Grilling Caution: Please remember to move your grill well away from the fence when firing it up. Not doing so can damage the fence; the resident will be responsible for repairing the damage. This is an expensive repair.

A/C System Servicing: This is the time of year when *you should have your air-conditioning system serviced* to make sure it's functioning normally and is ready for the rigors of the summer months. Servicing improves efficiency and saves electricity. The service cost is reasonable and may save you higher costs if the system quits in July or August. You can get this service from any outside contractor or from PPD. If you have an older A/C, I strongly urge you to consider having a *heat pump* installed as a replacement. A heat pump will replace your A/C unit and furnace at the same time and typically costs just about \$1000 more than a new A/C system does.

So why would you want to spend an extra \$1000? You will receive a heat pump credit of \$30 - \$40 each month forever and ever on your monthly condominium fee. Thus, the extra cost is recovered in 3 years or less and savings continue year after year. *Consider a heat pump when your A/C unit fails. The savings will result in far more than the initial extra cost.*

Vinyl Siding Update: 27 duplexes (units) that will be done this year, work is progressing nicely, except for some unavoidable rain delays. Residents should drive by the Connecticut Avenue entrance and also view Hallaton and Densmore Courts. Gutters, oversized downspouts and new shutters will be installed. Comments I

have heard so far have been very favorable. The new siding improves the appearance of M-10. Contact me or another board member with your opinion. Also, if you notice a flaw, let us know as well so that we can get it corrected.

WSSC Construction Update: Washington Suburban Sanitary Commission (WSSC), has begun making cuts in the pavement roads on the east side of our Mutual. Soon WSSC will be digging in Bigby Ct., Densmore Court, an access way off of Kelmscot Drive, Lindsey Lane, Ludham Drive and Elmhan Court, replacing water lines. WSSC typically delivers advance flyers to those residents who will be affected. I understand that Bigby Court residents have received these flyers and I would appreciate hearing about others, when residents are notified.

Reminder: Past issues of *Tidings* are published on the Mutual 10 website, www.lwm10.com, maintained by Paul Eisenhour. If you do not have access to the Internet, keeping back issues for reference is helpful. We would prefer that you do this, if possible.

Sliding Closet Doors: Most of you have had problems with the operation of the sliding doors to your closets, as well the doors to the utility closet where washer, dryer, hot water heater and furnace are located. One resident I visited solved this problem by removing the sliding doors and installing vertical blinds in their place. The solution was attractive, reasonable and convenient. You might want to do this as well. Replacing the oversized doors with custom made doors, is very costly. Vertical blinds in the utility closet should be left partially open to provide "return air flow" to your HVAC system. Alternatively, you can have a "return" vent built into the wall between your utility closet and the access way to your guest bathroom.

Mutual 10's Involvement in Leisure World of Maryland Affairs: Leisure World of Maryland's Board of Directors' meets monthly to discuss issues within the common areas of Leisure World of Maryland (LWM). Topics currently being discussed include plans for the 2014 budget; and proposals to renovate, expand, or build a whole new Administrative Building; renovate the golf course; expand and improve the Exercise Room in Club House II; renovate the restaurants, and several other projects (complete descriptions are at <http://lwmc.com/lw-residents/notices/1176-future-facility-projects.html>).

These projects may potentially improve efficiency, or enhance the facilities for current and future residents. They also involve substantial additional costs. Our Mutual Board has focused in the past mainly on improvements within M-10. But we also have a stake in the community at large. Decisions made at the LWM Board level impact improvements and changes more broadly in LWM. We need to express our opinions and influence changes within LWM.

We intend to become more vocal and involved in changes proposed for LWM. Amenities in Leisure World impact the overall attractiveness of our Community to prospective buyers and will impact the value of our properties and our quality of life.

Paul Eisenhaur (301-460-5588) is our Mutual representative on the LWM Board of Directors and will convey the position of our M-10 Board on these issues. Bob Namovicz (240-833-8572) is our representative on the LWM Community Planning Advisory Committee. Your comments on these issues are welcome. Please contact Paul or Bob by telephone, or send them an email. Also copy to me so that I can keep track of our residents' opinions on these issues.

Ultimately, positions taken by the M-10 Board will be conveyed through Paul.

Korean War Veterans Recognition

Event: The Korean War, 1950-1953, was the "forgotten war", and was described not as a war but as a "police action" (This must have been a comforting distinction and consolation for the soldiers who died or suffered irreparable damage and their loved ones.) This brutal war was the first of our nation's wars that ended in stalemate rather than victory – a trend that has been repeated.

A "National Korean War Veteran Armistice Day Remembrance" event and "Legends Stage Show," will be 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, of less than \$10.00. For more information, contact Anita McFarlane at 301-598-8207 for further details and to register. Please remember these veterans and their sacrifice by attending.

Shredding is A Safe Solution for

Protecting your Privacy: If you need to dispose of documents containing sensitive and personal information, please be aware that the LWM shredding service now happens twice a week. Shredding containers are located in the Administration Building and both clubhouses.

M-10 Volunteers Welcome (Multiple Opportunities to Serve):

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 pay for. Some residents do not have family members able to help out, so they are at the mercy of expensive service providers.

Hanging of pictures, controlling mice invasions, winterizing outside faucets, changing furnace filters, replacing smoke detector batteries and minor landscaping tasks that can be done by volunteers. Volunteers will not take on risky projects, of course. Volunteers can often save owners \$70 - \$150 or more.

If you are handy and willing to volunteer, please notify me and I will keep a list for those who need it. Your Board appreciates your help. (See also Dora Pugliese's request in the Vice President's Report.)

Sliding Glass Patio Door Replacement:

The Mutual will replace original Patio sliding doors at Mutual expense when they no longer function properly. We have budgeted for six doors to be replaced each year. This year's allotment has already been filled. However, if you need an original door replaced, you need be on our list. You need to demonstrate that your door does not operate properly. If needed, please contact John McMahon at 301 598-1908 to add your name to the queue. (If the only problem is with your screen, we can have that repaired for you at low cost.)

The next Board Meeting is scheduled for June 27, 2013, at 9:30 AM in the Sullivan Room of the Administration Building. All are welcome, and encouraged, to attend.

Social Committee

By Dotty VanScoyoc, Chair
301-598-2878

ANNUAL DINNER – AN ITALIAN BUFFET

The Annual Dinner for Mutual 10 will be held on June 7th in the Crystal Ballroom located in Clubhouse I. Hope everyone has already signed up for this event.

We will have an Italian Buffet with entertainment to follow dinner. The total cost is \$15.00 per person. This is an excellent time to renew friendships and meet new neighbors. Hope to see you there. If you need a ride please contact any member of the M-10 Board. We are listed on the front page of the Tidings.

SAVE THE DATES

Calendar of Events

July 21 Ice Cream Social & Book Swap

Sept. 20 Pot Luck Dinner

Oct. 26 Autumn Coffee

Treasurer's Report

By Janet Martin
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janetlmartin@earthlink.net

Losses through April are \$3,278 more than we budgeted. This is primarily because our electricity is 13% higher than last year. We budgeted a total increase of 20% for the year so I believe this is just a timing issue and we should finish the year within budget. The Reserve Balance as of 4/30/13 is \$1,149,606

Our reserve total will decline in the next couple months as we pay for the first phase of the siding project. The total cost for this year will be \$352,333. As always, please feel free to call me at any time if you have a question about our finances.

What's that racket?



You may have been wondering, like my neighbor and I, about that repeating, echoing screeching noise, that has been visiting us after dark of late. Well, it is not a bird (not even our elusive peacock); nor a wounded raccoon. It is not a duck in heat. Deer visit us at night, but are not known for their noise making. By flashlight, at last, we DID find out: it's the mating call of *croaking frogs!*

RMN

Outdoor Faucets: Every Fall, we remind all to disconnect hoses and drain outdoor faucets to ready them for winter. When that is not done, freezing can cause pipes and faucets to break, and leak. Repairing them is an expense the Mutual can no longer bear. *In the future, residents will be charged for repairs needed as a result of failure to follow simple winterizing procedures.* Read *Tidings* regularly, and follow seasonal instructions. This will help keep Mutual expenses down. If you need help with such requests, please let us know.

Vice President's Report

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



Landscaping: With the recent cool weather, the grass is healthy and grows very fast. It is good for the grass to be tall right now since it smothers the weeds. Please be patient if you think the lawn looks untidy. The islands have been planted, and McFall & Berry will be planting common courts soon. During my walkthrough with the grounds manager we noticed several ash trees dying; they will need to be cut down. (We almost stepped on a big pile of dog poop on Bigby court. It appears to have come from a big dog, apparently not on a leash. *Please be aware that it is the Maryland Law that dogs be kept on a leash and that the fines are very high.* Please also be considerate of your neighbors since most of them do not have pets, and it is not fair that they should clean up after your dog.)

Foundation Plantings – Many foundation plantings need attention. Letters have been sent to some residents advising that cleanup is needed. The letter gives details. Bushes need to be cut back at least 1 foot lower than the gutter line. You can do this by cutting them back every year.

You can also trim them two feet and wait until the 3rd year to trim again. You can trim up to one third of the bush each year without harming it.

Volunteer Mutual Landscaping Assistance:

Although some landscape care services are provided by *McFall and Berry*, an LWM contractor, I also make additional improvements myself; I believe that makes our Mutual one of the most attractive in Leisure World of Maryland.

Dan Martin, is currently the sole volunteer who helps me with planting, watering and plant protection against predators who like to eat the plants that make our Mutual more attractive. If you are interested in landscaping M-10, please contact me (301-598-0265.)

***PLEASE BE SURE TO
COMPLETE AND
RETURN THE SURVEY
ON THE NEXT PAGE!***

50 Beautiful Deer Resistant Plants:

Annuals: Castor oil plant, Dusty Miller, Floss flower, Licorice plant, Marigold, *Perennials:* Monkhood, Bigroot geranium, Black snakeroot, Blue false indigo, cushion spurge, fringed bleeding heart, Astilbe, Sage, Japanese surge, Lady's mantle, Lentern rose (hellebores), Longspur barrenwort, Peony, Siberian bugloss, Yarrow, Shrubs, Bluebeard, Boxwood, Bush cinquefoil, English lavender, Japanese spirea, Purple beautyberry, Russian cypress, Bush clover, Weigela, Ferns, autumn fern, Christmas, Cinnamon, Japanese painted, Ostrich Bulbs, Daffodils, Lily leek, snowdrop, summer snowflake, Water lily, autumn crocus, Herbs, Basil, Greek oregano, Rosemary, Sage, Thyme Grasses, Fountain grass, hakone, Japanese sweet flag, Morrow sedge.

From Ruth Rodgers Clausen

Mutual 10 Survey

Please complete this survey, which will help the Mutual Board complete its database, and to maintain appropriate contact with residents and owners. *The information provided here will not be shared in this form with anyone not on the M-10 Board.*

Return the completed survey to any Board Member, this week. If you are unable to place it in the Mail Box of a Board Member, call to have it collected. Phone numbers of Board Members are on the first page of Tidings.

Name of each person living at this address: _____

Address: _____ Phone: _____

Name, Address, Phone Number & Relationship of a person to be contacted in the event of an emergency:

Name: _____ Phone: _____

Relationship _____

Owner (if not the Occupant named above) if any:

Name(s): _____

Address: _____ Phone: _____