

MARYLAND MUTUAL NO. TEN

The Kelmscot Village Tidings

June 2014

Publication Date: June 24, 2014

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- LW Security:
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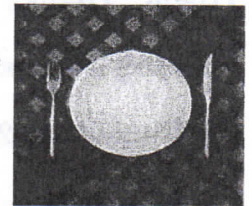
MUTUAL WEBSITE
www.lwm10.com

FROM THE PRESIDENT
By: Michael Showalter
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**President's Message:**

The month of June began with a series of heavy rains which on the bright side thoroughly watered our trees, shrubs, plants and lawns but on the negative side caused a number of roof leaks and gave us a bumper crop of mosquitos. We have had intermittent rains since then including some brief but hard ones. Temperature-wise we have had a mixture of weather. Temperatures have ranged from mild to several days in the upper 90's. Our Annual Dinner took place on Friday, June 20 and sixty resi-

dents attended. We enjoyed the buffet, although the number of people (1) assigned to service the dining room was inadequate and the salmon replenishment did not keep up with the people going through the lines. The dinner gave those who attended the opportunity to visit with their neighbors and a chance to meet some of our new residents. After dinner, for the second year in a row, Chyp Davis and Andrea Romero did a wonderful job providing the evening's entertainment. Their selection of



songs were tailored to our age group and brought back many memories of our younger years. I noticed quite a number of our residents singing along. I want to thank Dotty VanScoyoc and the involved members of the Hospitality Committee for planning, organizing and doing all the other details necessary to make the event a success. The ballroom had to be reserved, the menu selected, the money collected and the entertainment arranged – these are just some of the things that had to be done and Dotty did the majority of them. Thanks Dotty.

Siding Status: As of this writing (June 24) work on the buildings scheduled for this year to receive new siding and gutters with oversized downspouts is complete. Also, new shutters are now installed on all but a few homes. The remaining one third of our buildings will be done next spring. When you have a chance, drive around our mutual and view the revitalized buildings. I think you'll agree that the Siding Project is a great success and is making our



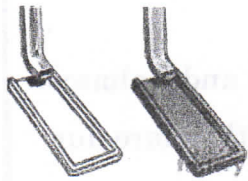
community much more attractive and up-to-date.

WSSC Reparatons and Repairs: As you probably know, last year WSSC replaced water service lines in Lindsey, Ludham and Elmhan Drives; Bigby and Hallaton Courts and a large concrete access way that serves four of our Kelmscot Drive buildings. As a result we ended up with ugly, poorly patched trenches wherever WSSC did their excavations. We selected two contractors (A. B. Viers & Sons, Inc. and Brothers Paving and Construction) to provide us with bids to repair the damage and the prices they quoted to do the same work were nearly identical but came in about \$20,000.00 higher than the WSSC reimbursement allowance, which is non-negotiable. While we have no doubt that A. B. Veirs & Sons would do fine work since they are an old and local company with a good reputation, we ended up choosing Brothers because we were very satisfied with the extensive paving and concrete work they did for us in 2012.

The main reason for the higher cost (than the WSSC bid) is that Brothers will repair the WSSC damage in a way that will mask the trench locations and we believe their work will be of much better quality than if one of WSSC's contractors did the repairs and Brother's technique will provide us with a much more attractive result than if we had just refinished the trenches alone. It will take several months for WSSC to pay us the amount they owe us so by the time Brothers does the repairs it will probably be at least September before the work begins. We will update you periodically when we get new information.

Spring Gutter and Downspout Cleaning:

This year, due to an oversight, the cleaning of our gutters and downspouts is much later than normal.



Don't worry though, it will still be done on all but the homes which got new gutters this year. Those gutters should be relatively free of debris. In the future the board may decide to do the spring cleaning on a case-by-case basis. The basis will be whether a building is in close proximity to trees or

not. This will reduce expenses to the mutual. We believe this method will work because of the oversized downspouts we have installed with the new gutters.

Top Banana and Other Grocery

Delivery Services: For those of you who have trouble getting to a grocery store or simply don't want the hassle of grocery shopping, there are two services you can call that will do your shopping for you and deliver the food to your home. One is



called Top Banana and is a non-profit organization that purchases Safeway products and delivers them to your home. The second service is Peapod, owned by Giant Foods, and it provides the same services. If your economic situation qualifies, Top Banana will deliver your groceries for a reduced price. For those of you that do not use the internet, one big advantage with Top Banana is that you may use the telephone to call in your order whereas it must be done online with Peapod and it requires you to establish an online account. Peapod will deliver prescriptions (Top Banana does not.) I have

included attachments about each service.

Deer Incident Report Reminder:



Between now and October LWCC Security is conducting a Deer Incident Survey. Please fill out a separate form for each incident

and follow the instructions on how to submit it. Make extra copies of the blank form in the event you experience multiple incidents, such as plant damage.

Mutual Rules Review: Several months ago the board of directors created a sub-committee to review the Mutual Rules that supplement our Bylaws. The purpose of the review is to simplify and clarify our existing rules where needed. The sub-committee also will examine whether new rules need to be added and whether existing ones need to be clarified or changed.

Once finished, the sub-committee will present its recommendations for any changes to the entire board for consideration. Once the board is satisfied, all residents will be sent a copy of the proposed new Rules and will have 30 days to inform the board of any concerns or suggestions. The board will consider

all residents' comments before making a final decision.



Landscape

By: Dora Pugliese

(301)598 0265

dorapugliese1@verizon.net

Walking around the Mutual I noticed around 20 foundation planting areas which need some cleaning up. If your Hydrangeas have dead stalks cut them off; the winter freezes did not kill the roots and they should start growing new leaves and maybe some flowers this year.

The deer are starting to nibble on our hostas and lilies and even some knock-out roses. Spray them with Bobbex -R; you just need to spray once every 3 weeks. Also please fill out and turn in a deer incident report.

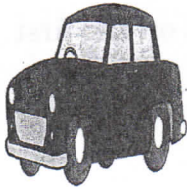
Some pin oaks on Deerhurst and Kelmscot are declining. We'll see how they fare during the summer months. If they don't improve we'll remove them in the fall.

For any questions about Mutual 10

Landscaping just give me a call.

LW Community Board of Directors April 29th Meeting Summary

By: Paul Eisenhour
301-460-5588
pau1e@lwm10.com



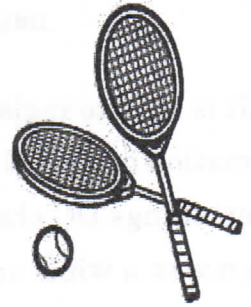
The Energy Advisory Committee reported on the status of electric cars in the industry and in LW. There were many aspects reported, and LW is not suffering a situation that is in urgent need of a recommendation. As such, this ever changing industry will be monitored on an ongoing basis. *It was noted that it is unclear if aluminum wiring would be sufficient for the operation of a charging station.*

Action Items:

1. No change to the previously decided upon Clubhouse II location was motioned. Thus, no vote was taken to relocate it to the new Administration Bldg. The fitness center will remain located at Clubhouse II.
2. The BOD authorized the GM to negotiate a two year lease extension with Bank of America. It will be located at it's present location in the Administration Bldg.
3. A resolution passed changing the start of year operating year for the Government Affairs Advisory committee. It will change from January to July 1 to correspond with the state legislature. The current year causes significant operating disruption of the committee's effectiveness.
4. As a matter of formality of official LW policy, wording will be added to only allow candi-

date/election signage on trust property on Election Day. At the discretion of the GM, signs close to a speaking engagement may be permitted on that given date. This resolution passed.

5. The BOD passed a resolution to have pickleball courts lines to be permanently painted on tennis court #3 or #4. Prior to the scheduled resurfacing of these courts in two years, a decision (based on pickleball use will be made to continue this painting).



6. A resolution passed to make editorial changes to the Security and Transportation Advisory Committee's charter. These changes do not change any intent of the original charter.

Updates:

1. The Green II mutual has given permission to the trust for local access for the pond restoration project. This greatly simplifies logistics.
2. A large portion of LW owned conduit has been tested and found to be usable for the Telecommunications Project. This will result in a hug.
3. The IT project (formerly referred to as accounting/financial software) is currently configuring access by mutuals.
4. 2015 Budget assumptions by the Advisory Committees is about a month away from completion. The Budget & Finance Cmte will then present this to the BOD for approval.

If you have any question, please let me know.

Next of Kin???

By: Bob Namovicz

(240)833-8572

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It is easy to register all your necessary information once, but then forget about it. However, things DO change, and it is wise to check once in a while and update your "Next of Kin" information.

We can never fully plan what will happen in our lives, or the lives of family members. Yet, the need for the information does not change. Remember that nearby neighbor you were certain would be available if anyone needed to contact you? Well, maybe they don't live there anymore; maybe her health is not what it once was, and "covering" for you would not be possible any more. How about the offspring who used to live in Rockville, or Olney, and promised to be available whenever needed – but moved to Colorado two years ago. How about the best friend on the next court with whom you used to regularly play bridge? Oh, yeah; he doesn't live there any more. You get the picture. What all of these possibilities mean, however, is that it may be time for you to update the records that identify the person or persons someone should call if they can't get in touch with you. Your Mutual wants to know; an emergency responder wants to know;

even a family member who can't get in touch for some reason.

There are two ways to do that. One is to stop by the information desk in the Administration Building, and update your Resident Information form. The other way is to contact one of your Mutual officers, listed on the first page of every **Tidings**.

Why not do it today?

Hospitality Happenings

By: Dotty VanScoyoc

(240)669-4955

dotty36@comcast.net

Our mutual dinner was held on June 20 and sixty people attended, enjoyed a buffet dinner and were entertained by Chyp and Andrea.



We'd like to welcome the following new residents to our mutual:

Ravenell & Margaret Keller at 14612 Deerhurst Drive

Dale & Dorothy Jones at 14547 Kelmscot Drive

Benedetta (Tina) Huyck and her son, Steven at 14602 Deerhurst Drive

Peter and Judy McPhie at 14533 Kelmscot Dr.

Susan Seligson at 14800 Lindsey Lane

EMERGENCY

NOTICES AND REMINDERS

Important Reminder: If you have repair work that you expect the mutual to pay for, you must first contact Dora Pugliese or me and we will submit the request for you. The mutual will not pay for the repair if you call PPD or any other contractor directly and schedule the work. The only exceptions are emergencies, in which case you may call directly for repairs and notify Dora Pugliese or me afterwards. **Landlords: You are responsible for any failure by your tenants to follow these instructions.** This announcement will appear monthly so as to

reach new residents and to act as a reminder for everyone else.



Building Alterations Requirement:

The Mutual Board MUST approve IN ADVANCE certain changes to your home. In general, changes that require prior approval are those that alter the existing floor plan of your home (including the garage or patio areas) or the existing electrical or plumbing systems. Use an ABM (Application for Building Modification) form to gain this approval. Be certain NOT to sign a contract, or undertake any change before getting an ABM approved! Blank forms are available on the LWM website, from our Mutual Assistant, or from a Board Member.

If you are not sure whether an ABM is needed contact a board member. Failure to follow the ABM process could result in your having to restore the changes back to your home's original configuration at your expense.

Oversize Recycling Bins: At our Annual Meeting, some residents inquired about getting oversized recycling bins. Kevin Flannery, LWMC's General Manager, has requested that we provide him with the number of bins required. If you are interested please provide Mike Showalter with your name, address and phone number and I will add you to the list.

New Collection Service for Burnt-Out Compact Fluorescent Lights (CFLs):

CFLs contain small amounts of mercury and for the sake of the environment should not be thrown into the trash. As a service, save your burnt-out CFLs and when you have several, contact Mike Showalter (301 598-3247; showmt@hotmail.com) and he will pick them up and take them to LWMC's recycling location periodically.



GIVEAWAYS

DELL PRINTER P 513W great condition
bought a new one

FRENCH NOVELS printed in French

Contact Dora Pugliese 301 598-0265



Treasurer's Report

By Janet Martin

(240)669-8954

janetlmartin@earthlink.net

Our finances through May, 2014 are as follows:

Income	\$ 750,106
Expenses	\$ 798,919
Deficit	\$ (48,813)

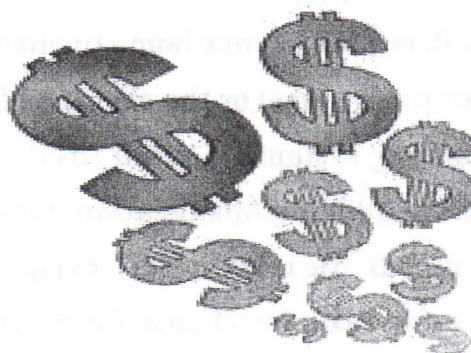
Variance over Budget \$ 4,989

Reserve Balance 5/30/14 \$ 653,819

We recovered a big chunk of our deficit in May with a surplus of \$8,586 for the month. This is, as always, primarily due to electricity. All other expenses are relatively constant and easy to project for budgeting purposes. There

are so many variables impacting the electric bill, however (including weather and usage), that it is difficult to project by month. We have budgeted a 13.5% increase in electricity expense for 2014 over last year so unless we have a blisteringly hot summer, we should be within budget for the year.

As always, please feel free to call me at any time if you have a question about our finances.



Getting it DONE!

An old gentleman lived alone in New Jersey. He wanted to plant his annual tomato garden, But it was very difficult work, as the ground was hard. His only son, Vincent, who used to help him, was in prison.

The old man wrote a letter to his son and described his predicament: □□

Dear Vincent, □I am feeling pretty sad because it looks like I won't be able to plant my tomato garden this year. I'm just getting too old to be digging up a garden plot. I know if you were here my troubles would be over. I know you would be happy to dig the plot for me, like the old days.

Love, Papa

A few days later he received a letter from his son: □□

Dear Papa, □Don't dig up that garden. □That's where the bodies are buried. □Love, Vinnie

At 4 a.m. The next morning, FBI agents and local police arrived and dug up the entire area without finding any bodies.

They apologized to the old man and left.

That same day the old man received another letter from his son.

□**Dear Papa, □**

Go ahead and plant the tomatoes now. That's the best I could do under the circumstances. □

Love you, Vinnie

MEMORANDUM

TO: All Mutual Presidents

FROM: Barbara Cronin, Chair *BC/MS*
LWCC Board of Directors

SUBJECT: Membership on Government Affairs Advisory Committee

DATE: June 3, 2014

At the May 29, 2014 LWCC Board meeting, at the request of the Government Affairs Advisory Committee (GAAC), the Board acted to change the operating year of the GAAC to run from July 1 through June 30 of each year. This change will allow the committee to coordinate more effectively with the dates of the Maryland State Legislature session, which runs from the beginning of January to the beginning of April each year.

Please let the residents of your Mutual know of this change and ask whether any resident who is not currently on the committee would like to join it. I have attached an application form for you to use if your Mutual wishes to make a nomination. At this time, we are not asking current members of the committee to reapply, since they were appointed less than six months ago and will serve until June 3, 2015.

Completed application forms should be returned to Nancy Gordon in the LWMC Administrative Office.

Thank you for your help in getting out the word on this important change.

