



MARYLAND MUTUAL TEN
WWW.LWM10.COM

THE KELMSCOT VILLAGE TIDINGS

Board of Directors

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240-970-5046
hurldjohn@gmail.com

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301-706-6477
cbartonkyle@gmail.com

Cris Rowse (Hospitality)
301-452-0358
crisrowse@gmail.com

Important Contacts

Emergencies (including flood, tree damage, major damage):

Daytime: PPD—301-598-1500
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301-598-1044

LW Insurance (for fire, flood, major damage): 301-598-1091

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LShields@lwmc.com

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301-598-3989
admin@lwm10.com

Comcast Contact: (New Contact)
Kevin Wilson
410-610-9425



A Word from Our President

Jane Salzano

How can we already be six months into 2023?? Time is a slippery thing. You just can't hold onto it. Yet in the midst of it all, we have social plans and Reserve Studies and roofs to repair/replace and gutters to clean...the list goes on.

Reserve Study Completed. Montgomery County law now requires that all Condominium Associations conduct a Reserve Study every three years. A Reserve Study of Mutual Ten has been completed by DM Reserves Inc. The purpose of the study was to determine the general condition of our properties and develop a long range plan for the funding of maintenance of our buildings, sidewalks and roads.

A Board Committee consisting of Jane Salzano, Bob Morrisson, and Valdon Butler, aided by our Property Manager, Lee Shields, met with Rick Weinberg, DMA Reserves Specialist. We identified Board priorities concerning capital projects and identified future major expenditures. Mr. Weinberg informed us our properties are in generally good shape, there are no major deficiencies. Due to inflation, contributions to the reserve fund will need to be increased in the future. We decided this can be delayed until 2025 at which time the increase will be 3 and 1/2% of the reserve fee which is about 8% of our condominium fee.

Any resident who would like a copy of the Reserves study may contact me at janesalzano@gmail.com or 301-928-2653.

New Procedure for Making Service Requests. There has been a change in the procedure for making calls for service to your home. Please read the sheet on page 7 for details. The section that contains information pertinent to Mutual 10 has been circled in red.

There is much more to read about in this issue of *The Tidings*, like "The Kelmescot Village Paper Girls" (pg. 2), mystery gardens (pg. 4) and more. So, since it is June and so nice out, go sit on your patio with a nice glass of iced tea or lemonade and dig into *The Tidings* and *Leisure World News*. You never know who you will meet and what you will discover.

See you around the Mutual!

In This Issue:

From the President (pg. 1)	Landscape Report (pg. 3)	Did You Know (pg. 4)
Vice Pres. Corner (pg. 2)	Hospitality (pg. 3)	M10 BOD Sum. (pg. 5)
Mutually Yours (pg. 2)	Note from Editor (pg. 3)	LW BOD Sum. (pg. 5)
Treasurer's Report (pg. 3)	Mystery Gardens (pg. 4)	Dates/Reminders (pg. 6)

New Mutual Service Request Procedure (pg. 7)



Vice President's Corner

Bob Morrisson

Lee Shields continues providing great service working with our residents and taking care of Mutual 10 maintenance issues, which can be very challenging at times. Many thanks, Lee, for keeping up with everything!

This time of year, many of us will receive offers for free inspections, roof work, grounds maintenance, and more. Please keep in mind that these services and more are included in your monthly homeowner's fee. Your utilities are also included, so you cannot save money switching electric or water suppliers.

Maintenance Issues

Concrete replacement has been approved for two locations where pipes were replaced – on Elmhan Court and Ludham Drive – and for part of a badly cracked garage floor on Deerhurst Terrace. We must coordinate the work at these locations to obtain favorable pricing. Soil and grass restoration will follow.

We are awaiting a start date when Frederick Fencing will service four troublesome patio gates. They installed the patio fences and gates many years ago.

Two roofs will be replaced in early to mid June. We worked with our roofing consultant to choose the best solution and then selected a vendor from several that submitted proposals. The main roof and garage roofs will be replaced at both locations.

Spring Cleaning

Gutter cleaning has been completed. We are choosing a vendor to power wash siding for buildings that need it, and to power wash patio walls and gates (but not the floors) as needed. We will keep you informed when work will begin.

Reserve Study

Our reserve study has been received and approved by the Board of Directors. The reports provide a schedule for major work such as roof replacement, siding replacement, etc. They also provide cost estimates, which we will use to ensure there are sufficient funds available to cover the planned expenses each year.

New Service Request Procedure

On page 7 you will find a memo from our Senior Property Manager, Robert Brunelle. Please read it carefully. If you have any questions, please give me a call.

Mutually Yours...

Events Coming Your Way:

- **July 4th: Leisure World 4th of July Parade.** Let's celebrate the return of the LW 4th of July parade by being a part of it. We can march as "The Kelmscot Villagers" or whatever we want to call ourselves. It will be fun to come up with signs, decorations, etc. Contact Jane Salzano (301-928-2653 or janesalzano@gmail.com) for more info.
- **July 23rd: Mutual 10 Ice Cream Social.** What better way to spend a hot July afternoon than eating good ice cream in the shade of one of our beautiful trees in "Central Park." Ben & Jerry's will have one of their ice cream trucks at the edge of the park where you can purchase (cash only) a scoop or two of their delicious ice cream. **Bring the grandkids! We will have games and more.**
- **Save the Date! Dec. 12th: Holiday Luncheon.** It's not too early to mark your calendar for our Holiday Luncheon on December 12th. We are still working out the details, but it's sure to be great!

The Kelmscot Village Paper Girls!

No, it's not the name of a new rock band or anything. But did you know that they ARE a "marching band" as they go around our Mutual twice a month delivering *The Tidings* newsletter and the *Leisure World News* right to your mailbox? Rain or shine, snow or sleet (well, maybe not quite), they are faithful to deliver "all the news that is fit to read" (and then some).



Under the direction of Board Member Cathy Kyle (front), Sybil Brounstein, Joan Butler, Nancy Osgood, Lily Reagan, Cris Rowse, and Jane Salzano are our current volunteers. There have been many faithful ones in the past, as well as those who are willing

to substitute in case a regular is unable to make the delivery.

We are so grateful for their willingness to do what many other mutuals here don't do – door-to-door delivery! If you'd like to be part of this elite group, give Cathy Kyle a call on 301-706-6477. Thank you all!



Treasurer's Report

Valdon Butler
Treasurer

Our finances through April 2023 are as follows:

Income	\$ 483,063
Expenses	\$ 533,669
Excess	\$ < 50,606>
Variance from Budget	\$ 1,574
Reserve Balance 04/30/2023	\$ 1,055,652

Whew, April 2023 financial reports are now back in cycle. LW Corporate Finance's 2022 accounting upgrades and reorganization now seems to have resumed standard monthly production. Thank you for your patience during this changeover.

Stay safe, stay connected . . . feel free to contact me with any questions about the community finances. I can be reached at newyork2some@yahoo.com or by phone at (301) 288-7175.



Landscape Report

John Hurd
Director

Things are looking colorful with many gardens blooming and neighbors out walking in summer outfits. Kudos to the gardeners who have a wide variety of beautiful plants in their yards.

I have received a couple of inquiries about helping with maintaining plantings in the public areas such as Dora's Garden. Help is most appreciated. For those of you who's thumbs are not green, take heart. I have paint. Also stain, brushes, sandpaper, and benches to be rehabbed. The mutual has a total of 9 benches along the walking paths; five were done last year. The four remaining include the two by the new Birdhouse Libraries. Also, two new benches, ordered before Covid, have finally arrived and will be installed. Give me a call if you are interested in helping out (240-970-5046 or hurdjohn@gmail.com).

A number of projects are planned with McFall & Berry, our contractor, including tree replacement, erosion control, trimming branches and thinning canopy. They serve most of Leisure World and are very busy this time of the year, so we need to be understanding and wait for our turn.

At this time of the year, many bushes have a growth spurt. Remember, nothing should be touching the siding or grow higher than the gutters of your house/garage. If you need landscaping help, you

may use any landscape/gardener you wish. Listed below are some who have been used successfully in the past.

Landscapers

Jose Mayorga	301-346-5880
Bill Bowers	301-831-7893
Marcus Birznieks	301-610-9721
Carlos Gavida	204-305-8813

Hospitality Report

Cris Rowse
Director



Our next Mutual social gathering will be an Ice Cream Social on July 23rd. However, we are planning to participate in the Leisure World Fourth of July Parade. More information is in the "Mutually Yours" column on page 2. Also, save the date for our Holiday Luncheon on December 12th (more information coming later).

Our President, Jane Salzano, and myself look forward to visiting new Mutual residents and welcoming them to the community. Each new resident receives a packet of helpful information about our Mutual. If you are a new resident and have not been visited by us or received the packet, please contact me so we can arrange to come and meet you. Call 301-452-0358.

If you have any ideas on how we can promote a sense of community and neighborliness in our Mutual, please give me a call (301-452-0358). I'd love to hear from you.

A Note From Your Editor



"The type is too small!" "Can you include more pictures?" "I like to write poetry. Can you include one of my poems?" "My great grandmother made the best cake. I'd love to pass it on to others." "I find it easier to read on my computer monitor. Can you send me a PDF of the newsletter?" These questions/suggestions and more are always welcome.

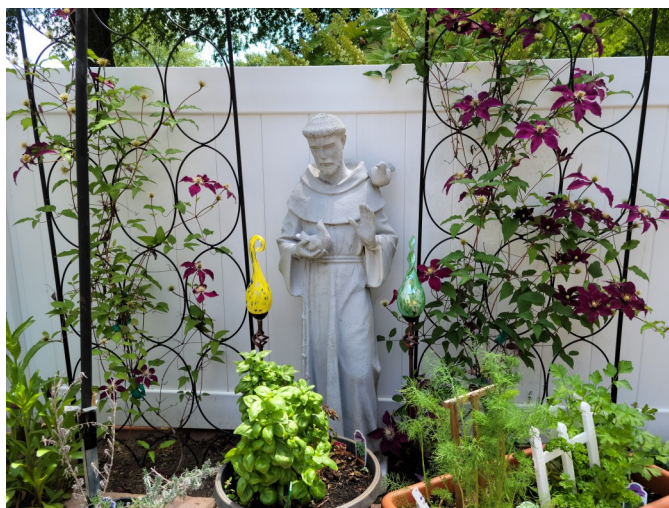
Starting with the July issue, we will be featuring a resident of our Mutual. This will be a great way to get to know who's who in our neighborhood. If you are willing to be interviewed for this column, please let me know (contact information is below). If you are willing to be interviewed for this column, please let me know (Sue Morrisson, at 301-942-8726 or tidings@lwm10.com).

I'd love to hear from you!

Where are These Beautiful Gardens? *Did You Know...*

As we walk or drive around our Mutual, we often pass by some particularly lovely piece of landscaping or gardening around our neighbors' homes. Our Director of Landscaping, John Hurl, took these two photos recently of a gardens that caught his eye one day. Where do you think they might be?

These glimpses of the natural beauty we are surrounded by can be uplifting. So in any way that you are able, get out and enjoy the beautiful June days and see what you can find.



Birdhouse Library Refills

Cris Rowse

I see you're using the Birdhouse Libraries, taking the books to enjoy. This makes me so happy.

I went to the Gaithersburg Book Fair and found a source for new books to restock our Library Houses as needed. If you want a special type of book or have a favorite author, please let me know (Cris Rowse 301-452-0358) and I'll see what I can find.



A Little Help For Everyone

By Paul Eisenhaur

Regarding the access issues of mobility-challenged folks in this community during the Administration Building construction, the burden is on our governance to think of ways to minimize this problem - and fast.

But nothing will work if able bodied residents don't respect the needs of disabled folks and exploit any sort of fix to their advantage. When this happens, it's usually unintentional. Just being a bit more aware is so helpful.

A large obstacle for us disabled folks is sheer distance. Not to say that you should park at the bottom of the lot, but maybe the middle?

I know last year at some major events, shuttle bus rides from Clubhouse 2 were offered, but very few residents took advantage. For our large events this year, this option would be so vital.

As residents, we can do our helping part by allowing intended efforts to help give access to those who need it most. Just please be aware. Thanks.



We live in times of uncertainty and sometimes the darkness of our world can overwhelm us. Many of us live alone in our homes, and while we may have family who check in on us, having a friend next door or down the street who notices when they haven't seen you for a while and makes a call to ask how you are doing is a warm and wonderful thing. Invite your neighbor over for tea (or whatever) and just share and listen to cares and concerns. This can make all the difference in someone's world.

You don't have to be nosy or intrusive. Maybe you could drop an encouraging note in their mailbox. I have a friend who loves to share funny pictures and stories with others. Laughter is definitely a good medicine! Another friend calls laughter "belly jogging." So take a friend out for a good belly jog and see what a difference it can make. Remember, lighting one small candle in a dark place can dispel darkness.

Summary of Mutual 10 Board of Directors Meeting

May 25, 2023

Paul Eisenhour, Secretary

Community Report (given by Lee Shields, M10 Property Manager):

- 2024 LW budget process begins soon
- Currently interviewing for new Leisure World CFO
- LW Accounting still catching up on this year's financials
- Administration Building – Warfel Construction Company has installed construction fencing in the Administration Building parking lot, added utility wires, removed trees and is currently grading the building space. This will significantly reduce the availability of parking spaces during the year of construction. Impacts will also affect the golf course and pro shop entrance, the sidewalk adjacent to the current Administration Building that leads to Clubhouse 1. Also, the loading dock area for the restaurant is scheduled for demolition and reconstruction. So, access to The Terrace Room circular drive will be impacted. Residents should be aware of this if planning to go there.
- Additional security cameras have been installed at Clubhouse 2 and more are planned for Clubhouse 1.
- AEDs (defibrillators) have been audited and are all functional.
- Shuttle bus repairs are ongoing, and a full complement of buses is expected by June's end.

Mutual Business:

1. Cash reserves increased over this time last year for the Mutual.
2. Monthly invoices were approved.
3. The board gave approval of Reserve Study. Residents can contact Jane Salzano for a hard copy.
4. Roof replacement on two units imminent; others to be done later this year.
5. A paving proposal for two units – one on Elmham, the other on Deerhurst – were approved. (the same company to be used).
6. One ABM received and approved.
7. Mutual to decide on power washing vendor to complete units where cleaning needs are evident. Surfaces washed will be exterior, patio walls, and fencing. Any resident wanting a particular surface avoided should leave a sign attached to the patio/Florida room door.
8. John Hurd has taken over the mutual landscaping needs and is looking for resident volunteers to help.

Summary of Leisure World Board of Directors Meeting

May 30, 2023

Paul Eisenhour, Secretary

- The 2024 LW budget process begins soon; final approval is to be considered in September.
- CINC accounting software conversion is on hold until consultant advises best course of action. plan to have all mutuals converted by this year's end.
- Shuttle bus mechanical breakdowns and supply chain issues with ordered parts continue to disrupt service.
- Once a traffic engineering report is complete on Main Gate and Norbeck Gate issues, needed action will be taken on those gates asap.
- Dwelling Live online gate access system (which will allow guest entrance) to begin testing soon with a small test group in Montgomery Mutual.
- PPD has shown strong performance over recent years. Wilson LLC is also showing very good numbers.
- Tentative upcoming BOD work sessions:
 - June – USI Insurance broker for LW re: renewal of insurance
 - August – re: 2024 Budget
 - September – re: Trust 1 and Trust 2 melding into a single Trust document

Action Items:

1. The LWCC BOD approved the charter for the Communications Committee that was created this past February.
2. The LWCC BOD approved a resolution by its Chair to appoint the following to serve on the Ad Hoc Master Planning Committee:
 - Helen Jeffery
 - Tim Carrico
 - Linda Wacha.
3. The LWCC BOD passed a resolution to appoint members to the ad hoc Restaurant Committee. Those members are:
 - Pat Lupson, Chair
 - Constance Burke
 - Wayne Curnow
 - Michael Kirby
 - Paul Lamonina
 - Judith Lane



June 29 @ 9:30 AM. Mutual 10 Board of Directors Meeting. Sullivan Room in Admin. Building. Zoom option available. Please contact one of the directors.

July 4. Leire World Fourth of July Parade. See details in "Mutually Yours" column.

July 23 @ (time to be announced). Ben & Jerry's ice cream truck will be parked near the "Central Park" area. Details will be in special flyer.

Ways to Stay Informed About Urgent Leisure World and Mutual 10 Matters

Robo Calls: Leisure World and Mutual 10 occasionally use an auto-dial recorded message to convey important and urgent information to mutual residents. Email Paul Eisenhour (paule@lwm10.com) to be added to the list. Include the desired contact phone number.

Leisure World Management Emails: To receive information/notifications from Leisure World management, go to your profile on the Mutual 10 website (www.lwm10.com). Go to residents.lwmc.com and sign up near the bottom of the Sign-Up page.

NEW! Comcast Customer Service Contact

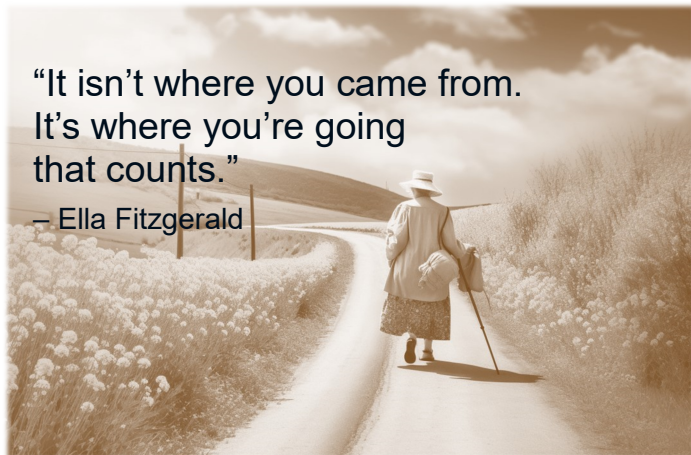
Our new Comcast representative is Kevin Wilson. Call Kevin for issues affecting you and your neighbors: 410-610-9425 or email kevin_wilson7@comcast.com. For regular customer service (if you need a technician, etc.) call LW Comcast Bulk at 1-855-638-2855 or email comcast_leisureworld@comcast.com

REMINDER

- **So You Have a Dog or Cat?** Did you know that Mutual 10 has a book of "Rules" (available on our website www.lwm10.com) which clearly outlines your responsibility as a pet owner? The short and sweet of it is your dogs and/or cats must be registered with the mutual, **must be on a leash** when outside your home/patio, they should be kept quiet and under your control, and their "gifts" **should be scooped** up, placed in a bag, and disposed of in your **home** trash receptacle, NOT somewhere else in the community.
- **"But the Birds/Squirrels/Deer/Chipmunks/Etc. Look So Hungry!"** Despite our compassionate desire to feed the Leisure World wildlife, the Mutual 10 Rule Book has very clear guidance: "It is forbidden to feed wildlife within Leisure World of Maryland. This includes, but is not limited to, deer, geese, birds, squirrels and chipmunks." Cute as they are, our wildlife does very well on their own.
- **Outside Decorations Reminder.** Remember, **nothing** may be attached to siding (including the siding on the house inside your patio) or to the fencing/gate (you may use **plastic** wreath hangers). Gates and their hardware should not be altered. Violations will cost you the pricey bill from the siding/fencing company to fix the holes/damage. (Note that **all** gates, fencing and siding are owned and maintained by M10.)
- **About Your Home Garbage/Recycle Pickup Days:** Below is the schedule for garbage and recycling pickups, along with specific requirements for each. (Note that garbage and recycling containers may be put out the night before their pickup days.)
 - **Garbage.** Pickup days are **Monday** and **Thursday**. Please be sure your garbage can is tightly covered (crows are very clever).
 - **Glass/Metal/Plastic Recycling.** Pickup days are **Monday** and **Thursday**. Recycling should be in the appropriate blue container. If you need a blue container, you can get one from PPD.
 - **Paper/Cardboard Recycling.** Pickup is on **Wednesday only**. Paper/cardboard should be placed in a blue recycling container. Large boxes may be set out separately. Please secure properly so paper doesn't fly around when windy.
 - **Yard Debris.** **BY REQUEST ONLY** on **Monday** and **Thursday**. Call the Grounds Department (301-598-1314) to notify them you have yard debris for pick-up. Use the tall, brown paper yard-recycling bags and place them near the street.

"It isn't where you came from.
It's where you're going
that counts."

— Ella Fitzgerald





Mutual Service Department Service/Information Requests

To ensure that the Mutual Services Department provides prompt accurate service to Leisure World Residents, we are standardizing the procedure for residents to place service requests or ask questions regarding their mutual. Due to the nature of the community management business, Managers and Mutual Assistants are often away from their desk/office during the workday. To ensure a prompt response to your request, we ask that all phone requests/questions be placed through the main **Mutual Services phone line - 301-598-1375**. The calls will then be logged and forwarded to the appropriate party for response/action.

If you have an after-hours or weekend emergency service request, please contact the **Main Gate at 301-598-1044**. The Main Gate will contact the appropriate Leisure World party to handle the call at that time.

Non-emergency service or information requests may be emailed to the Mutual Assistant assigned to your Mutual as follows:

Mutual 16, Mutual 11, Mutual 13, Mutual 22 – Stacey Carranza (scarranza@lwmc.com)

Mutual 8, Mutual 12, Mutual 14, Mutual 19B – Danesca Pineda (dpineda@lwmc.com)

Mutual 9, Mutual 15, Mutual 5, Mutual 25 – Kelly Rivera (krivera@lwmc.com)

Mutual 6A/B, Mutual 10, Mutual 18, Mutual 19A – Shanti martin (smartin@lwmc.com)

Mutual 7 – Monica Tejada (mtejada@lwmc.com)

Applications for Building Modification (ABM's) Should be submitted to Waleska Carcuz through her the ABM email account at ABMsubmittal@lwmc.com.

Robert Brunelle, PCAM CMCA
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Leisure World of Maryland Corporation
Mutual Operations
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Email: rbrunelle@lwmc.com