

MARYLAND MUTUAL NO. TEN

The Kelmscot Village Tidings

Important

March 2015

Publication: March 27, 2015

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

Dora Pugliese, Acting President
(301) 598-0265
dorapugliese1@verizon.net

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Bob Namovicz, Secretary
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Paul Eisenhaur, Director
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Leroy Salazar, Director
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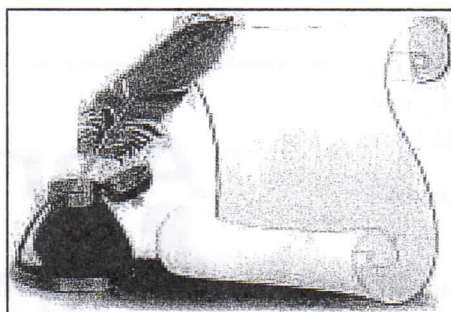
Dotty Van Scoyoc, Director
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dotty36@comcast.net

*Marlene Smith
Mutual Assistant*
(301) 598-3989
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MUTUAL WEBSITE
www.lwm10.com

FROM THE PRESIDENT

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



President's Message:

Acting President: Dora Pugliese

This has been a month with many changes. Leroy Salazar is now our Vice President, Bill Cave joined our team for a term of one year to fill the vacancy left by Mike Showalter and I am acting President.

Each of our board members has different duties:

Leroy Salazar, Vice President, is in charge of the streets, patio sliding doors, storm drains, and water line breaks.

Bob Namovicz, Secretary, is in charge of the roofs, gutters, downspouts and fences in addition to keeping minutes of our meetings and performing all secretarial functions.

Janet Martin, Treasurer, is also editor of the Tidings and supervises any big projects.

Paul Eisenhaur is our web master and places all robot calls. He is the Mutual 10 representative on the Leisure World Board of Directors and is a member of the Executive Committee of the Board of Directors.

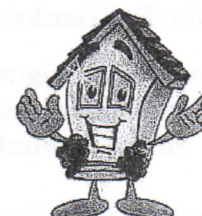
Dotty Van Scoyoc is in charge of all our social events.

Bill Cave is in charge of legal affairs.

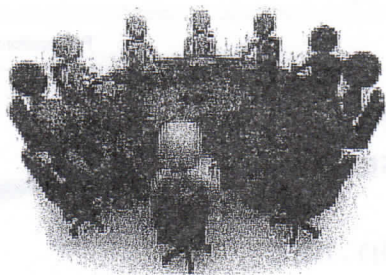
I am serving as the acting president and am also responsible for landscaping, termites, and determining how to get you the best help for your problems.

As a board we all work well together. You may see two or three board members assessing a situation and trying to find a solution for it. I think we have the best Board of Directors in Leisure World.

If you encounter problems with your home, please call me at 301.598.0265.



Summary of February 26, 2014 M-10 Board Meeting



- ◇ A proposed budget was discussed and tentatively approved; there will be quarterly reviews during 2015.
 - ◇ There was some discussion of a possible gazebo.
 - ◇ The Secretary will provide a meeting summary in future Tidings.
 - ◇ ABMs were approved.
 - ◇ Ms. Smith will provide a report on her hours spent on M-10 work.
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- ◇ Mr. Flannery reported on status of annual audit; fiber-optics installation; LWM property transfers; and upcoming Transit Fair.
 - ◇ Acting President Pugliese spoke about leadership transition
 - ◇ Ms. Martin's Treasurer Report mentioned a very low delinquency rate; invoices were approved for payment.
 - ◇ Mr. Eisenhower reported that the website is updated; Mr. Namovicz reported that the Welcome Package is nearing completion, and on his study of the aluminum wiring issue; Mr. Salazar reported that the Lindsey Street sign will be fixed; Mr. Namovicz and Mr. Salazar are preparing for an E-rating Audit; Ms. Pugliese circulated a catalog from which a replacement bench was selected for purchase.
 - ◇ Ms. Pugliese made Board assignments: Mr. Namovicz – Secretary, roofs, gutters, downspouts and fences; Mr. Eisenhower – BOD; website, Robo-calls; Ms. VanScoyoc – social events; Mr. Salazar – streets, sewers, sliding doors; Ms. Pugliese – termite control and landscaping; Mr. Cave – legal issues; Ms. Martin – Treasurer, Tidings, and work orders; Ms. B. Eisenhower – welcome visits.
 - ◇ Mr. Showalter's resignation was accepted; Mr. Cave was appointed to the vacancy until the Annual Meeting.



SAVE THE DATE

**APRIL 21, 2015 IS OUR
ANNUAL MEETING!!**

**Lunch will be provided at the Annual
Meeting in the Activities Room in
Clubhouse II**

11:30 – Registration

12:00– Lunch

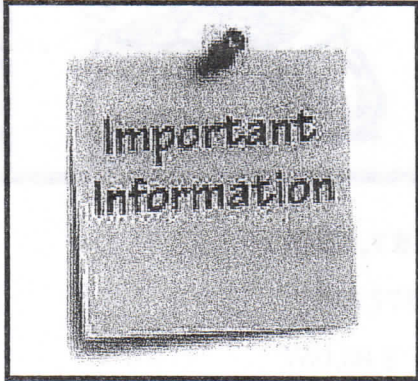
12:30 – Annual Meeting

**If you need a ride, please contact
Dan Martin (240) 669-8954**

- Dotty

Patio Gates

By Bob Namovicz, Secretary



Numerous residents have been reporting that their patio gates don't close properly. Some have given up on the problem by propping the gates open. The Mutual Board is aware of this situation, and is attempting to keep up with making repairs. Usually, what is required is a few simple adjustments to the hinge area, to either tighten or loosen the gate latch. In order to reduce our expense with obtaining repairs through PPD, we are asking that you contact me, or President Pugliese, at 240 833 8572 before calling PPD. I will make the adjustment as soon as possible (20-30 degree weather may delay me). If a more extensive repair is required, we will arrange that.

Meanwhile, we will be talking with the firm that installed the patio fences and gates to explore a fix that may reduce or prevent the problem more permanently in the future.



By Bob Namovicz, Secretary

"DO NOT BUY WATER PIPE INSURANCE!"

The M-10 Board is aware that our residents may have received a post-card suggesting that you buy "Water Pipe Breakage" insurance.

The post card appears to be an official inquiry from WSSC. It is NOT.

Our Mutual is already insured to cover these costs, and is responsible for repairs. You DO NOT need to return the postcard, or pay for any additional insurance like that described on the card. You can safely discard the Post Card, and ignore its message, which is, for us, a SCAM!

In addition, you may have received a letter from PEPCO, suggesting that you "change electricity suppliers, to save money," This also does NOT apply to your electricity usage in M-10, and it will NOT save money. Our electricity is purchased centrally, along with other Mutuals, at the most favorable rate. You should also IGNORE the PEPCO inquiry!

If you have further question or concerns, call a Board Member.

Reporting Maintenance Problems



By Bob Namovicz, Secretary

The Mutual Board wants to be responsive to the need for maintenance of our homes; at the same time, we want to make repairs efficiently and economically.

We need everyone's cooperation to assure this.

All residents of M-10 have recently been given a copy of our Rules. One of the most important Rules is that -- except in an emergency situation -- you should contact the President or Vice President before calling PPD to make a repair. *Failure to do that may mean that you, not the Mutual, are responsible for the cost of the repair.*

In the case of emergencies, there are important additional concerns. Specifically, if you notice any leak, we want to identify the **source** of the leak while it is happening, so that we can try to identify its cause. *If you notice a leak, please call Bob Namovicz (240 833 8572) as soon as you see it.* He will visit and examine the condition, and arrange for needed action. If Bob cannot be contacted, call Dora Pugliese (301 598 0265), or LeRoy Salazar (301 598-0373).

TREASURER'S REPORT



FEBRUARY, 2015

Income: \$77,399

Expenses: \$ 85,057

Deficit: \$ 7,659

Variance Under Budget: \$26,416

Reserve Balance 2/28/15: \$781,046

We had an amazingly good month in February with such a large variance to budget. Again, it is almost all due to electricity, our largest and most controllable expense. Some of the savings in February may be due to timing but a large part is due to usage (or lack thereof). This is a very positive position to be in for the start of the year as it gives us some cushion to cover any unexpected expenses during the remainder of the year.

You'll be seeing lots of activity in the Mutual this spring, as the siding project nears completion and concrete and paving work is done. The primary goal of the Board of Directors is to maintain the primary components within the Mutual (roads, sidewalks, driveways, roofs, etc.) while keeping the Mutual in a solid financial condition. The entire Board works hard to continually achieve that goal.



As always, please feel free to call me if you have a question about our finances. I can be reached at 240-669-8954 or via e-mail at janetlmartin@earthlink.net.

LWCC BOD Summary

By Paul Eisenhour

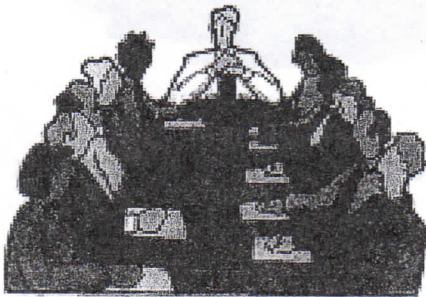


The LWCC BOD meeting was held on February 24.

LW GM was absent due to duty obligations. The State of the Community will be addressed at next month's meeting.

Medstar report given on first two years of service. Current plans and future plans look good.

Presentation by Streetsense on the final version of restaurant and Ballroom renovations. Plans are very close to complete ... more review is needed by the Restaurant Advisory Committee.



Action Items:

1. A motion was passed to implement a rule on retention of ballot according to CCOC guidelines. Though the guidelines require keeping the ballots for a minimum of six months, ballots will be maintained at LW for one year before being destroyed.

2. The 2015 GM Performance Evaluation Committee was appointed by the BOD Chair. Paul Eisenhour will chair this committee, and members will include Dave Frager, Barbara Cronin, Linda Wacha, Phil Marks, Joel Swetlow, and Henry Jordan. This motion passed.

3. A special committee was created to oversee the development and oversight of the LW 50th Anniversary Celebration to be held in 2016. This committee will be chaired by Sandy Marks and the Vice-Chair will be Yolanda Hunt. This motion passed.

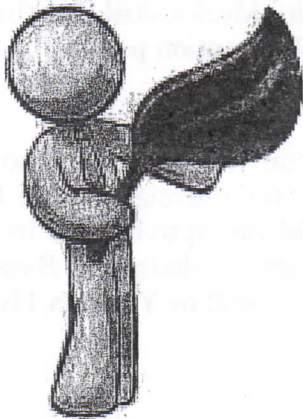
4. The current policy enabling the Government Affairs Advisory to take positions and make statements on behalf of LW to legislative bodies when time-sensitive issues need immediate action and cannot wait for the regular process to proceed. This motion passed.

5. The delegation of authority to engage in legal counsel was requested by the Executive Committee. The annual amount not to exceed \$10k. This motion passed. This addressed a timing issue. CCOC guidelines require resident complaints to be heard within 30 days... allowing for situations where there would not be time to request legal counsel at the next BOD. The motion avoids the timing problem.

The Fiber Optics installation has been delayed due to weather conditions. The installation will continue as weather permits.

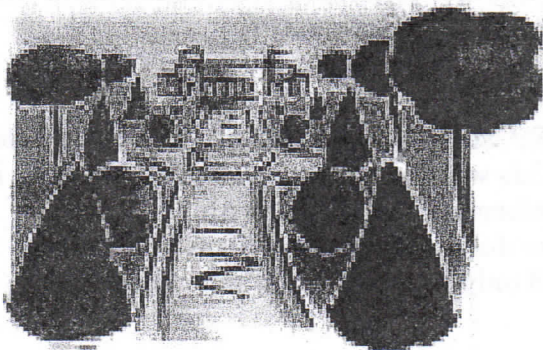
The FEP work session for the BOD will be held 3/10. This will be open to residents. However, it is an informational session with no resolutions or decisions involved. Thus, resident input will only be permitted if time allows.

Landscaping



The snow removal equipment tore up our lawns. McFall & Berry did a great job repairing and seeding the patches but then the last snow arrived and hid the curbs. The trash trucks then drove over the new patches and left big dents. We'll wait until we're certain the snow season is finished to have the repairs made.

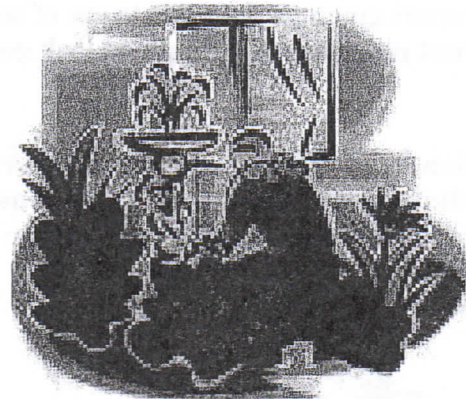
I'll soon be checking on the condition of our trees with Bill O'Neil, a certified arborist who has been doing work for Mutual 10 for several years.



Some of them need to be thinned out and some evergreen will need to be replaced. The deer did not bother them for three years but this year they been all chewed up.

If you have a garden plot or big planters now is the time to plant potatoès , radishes and, if it is protected, some lettuce .

Now is also the time to book your landscaping contractor. They'll get very busy very soon. I would suggest you compare their prices.



Landscaping contractors

Bill Bowers 301-831-7893

Gloria 301-980-2867

Dotty 301-921-0871

Tim 240-832-9658

Try **Montgomery Alert**—It is improved and still **FREE**

From the Emergency Preparedness Advisory Committee

Montgomery Alert is a service that alerts subscribers to various emergency situations that may be occurring or about to be occurring in Montgomery County. It is **FREE** to subscribers and can be found at <https://alert.montgomerycountymd.gov>. If you registered for Montgomery Alert prior to October 15, 2014, you must revisit the web site and set up a new account to take advantage of the new features. Montgomery Alert has no relationship with One Call Now or other service that might be used only within Leisure World.

The revised service is organized around the following features:

- **My profile**
- **My locations**
- **My alert subscriptions**

My profile—Through a combination of various telephone, voice, email and a mobile number app, it is possible to establish up to 11 points of contact that can receive alert messages from the service. Some of these points of contact may require payment to use the service, but the payment does not go to Montgomery Alert.

My locations—Montgomery Alert will inform you about weather and other events of your choice in Montgomery County and one other destination of your choice anywhere else in the world. For example, in February, you might want to compare conditions in Montgomery County with conditions in Florida or the Bahamas.

My alert subscriptions--Here is where you tell the service what kinds of activities you want to be alerted to. Montgomery Alert will give you alerts about two types of traffic and 20 types of weather, as well as alerts from other Montgomery County agencies such as Police Districts, Montgomery College, Recreation Department, and Parks and Recreation.

Give it a try—Do you need or want to try every possible alert offered by Montgomery Alert? Probably not. But chances are that you will find something that is useful. During late January, the many alerts about winter storms were another source of information to use in assessing weather forecasts. This type of information will again be useful when spring weather rolls in. If you do not care for the service, it is easy to unsubscribe.

ATTENTION DIALYSIS PATIENTS

A MEMBER OF THE HEALTH ADVISORY COMMITTEE WOULD LIKE TO HELP ORGANIZE A SUPPORT GROUP FOR DIALYSIS PATIENTS AND CAREGIVERS. IT WILL BE AN OPPORTUNITY TO PROVIDE A SUPPORTIVE PLACE TO MEET OTHER PEOPLE DEALING WITH DIALYSIS.

SUNDAY, APRIL 19

11:00

CLUBHOUSE II

COME LEARN ABOUT ADAPTIVE TECHNIQUES/SAFETY
EQUIPMENT AND ENERGY CONSERVATION
STIMULATING AND ENGAGING LEISURE ACTIVITIES

R.S.V.P. BY CALLING ELLEN L. AT 301-598-1132