

The Kelmescot Village Tidings

Important

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

Leroy Salazar, Vice President
(301) 598-0373
dsalazar58@comcast.net

Janet Martin, Treasurer/Tidings Editor (240) 669-8954
janetlmartin@earthlink.net

Bob Namovicz, Secretary
(240) 833-8572
namoviczb@comcast.net

Paul Eisenhaur, Director
(301) 460-5588
paule@lwm10.com

Bill Cave, Director
(301) 438-3242
bill.cave@ymail.com

Dotty VanScoyoc, Director
(240) 669-4955
dotty36@comcast.net

Marygrace Serra
Mutual Assistant
(301) 598-3989
mserra@lwmc.com

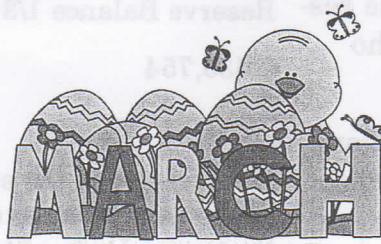
MUTUAL WEBSITE
www.lwm10.com

March 2016

Publication: March 1 2016

FROM THE PRESIDENT

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



President's Message:

Dora Pugliese

Finally, March is here and I hope we don't have any more snow. Our Mutual survived the blizzard with little damage to our trees. McFall & Berry will be starting the repairs on our lawns soon.

Our annual meeting is April 19. You will be receiving a ballot in the mail soon. Please make sure you return your ballot in the stamped envelope provided. We need 51% to have a quorum. We have absentee owners and empty houses so we need all of your votes. As a thank you, lunch will be provided at the meeting.

RENTAL UNITS MUST BE LICENSED

I want to remind owners of rental units that these units MUST be licensed by the county. You are required to provide a copy of your license to our Mutual Assistant. If you

have not already done so, please do it as soon as possible. To get a copy of your license, or if you are a tenant and want to verify your landlord is licensed, go to DHCA for Montgomery County via the site below.

<http://montgomerycountymd.gov/dhca/>. Select landlord, tenant, and licensing for more information

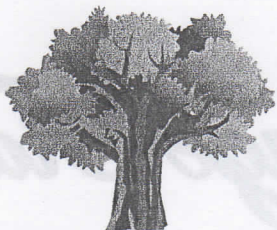
LEAD PAINT TEST FOR RENTAL UNITS

Another change for rental unit owners is a new law passed in 2015 by the state of Maryland. This law requires all rental units built prior to 1978 to be registered with the Maryland Department of the Environment [MDE]

Every time one of these units get a new tenant, the owner must have the unit tested for lead paint, unless they qualify for exemption, or are certified lead free. To register your rental property, or find out more information, visit the website listed below or call

1-410-537-4199

<http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/pages/index.aspx>



LANDSCAPING REPORT

Dora Pugliese

March is the month to trim your bushes and trees in your foundation but not the flowering bushes like azaleas. Also, just a reminder that trees planted in the common areas **MAY NOT BE TRIMMED** by the residents. We have a certified arborist who will do it.

The daffodils are up; just leave them alone - don't cover them with dirt or mulch and they will bloom when they are ready.

We have seven medium-sized trees in bad shape which will be removed and replaced in the next couple weeks. The shaping of the big oak trees will be done in late May. Since this is very expensive, we do a quarter of the Mutual each year.

Spring will soon be here and, with it, our beautiful flowering trees.

FYI

When you need repairs done in your home that you feel the Mutual should pay for, you **MUST FIRST** call President Dora Pugliese (301-598-0265) or Vice President Leroy Salazar (301-598-0373) before calling Physical Properties [PPD] 301-598-1500. If you call PPD directly you will be responsible for any charges incurred. For emergencies after hours or on weekends, call the Front Gate 301-598-1044 and then the President or Vice President.

Treasurer's Report

Janet Martin

Our finances through January, 2016 are as follows:

Income \$ 162,789

Expenses \$ 184,698

Deficit \$ 21,910

Variance under Budget \$302

Reserve Balance 1/31/16

\$ 535,754

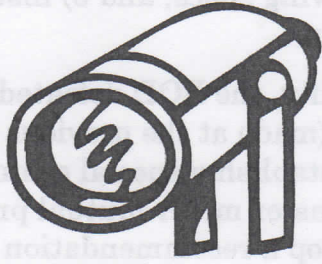
Here we are at the start of a new year. An old adage says that the older you get, the faster time goes. I can certainly attest to the accuracy of that statement.

We have started off the year in Mutual Ten with only a \$302 variance from budget. We budgeted for a deficit in January, and again in February, because of high heat bills. We should recover the shortage as time goes on.

You will see other articles or comments in this newsletter about becoming a candidate for the Board of Directors. Please consider doing so. New energy, new ideas, and new enthusiasms are always welcome.

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





Mutual 10 Neighbor Spotlight

Paul Eisenhaur

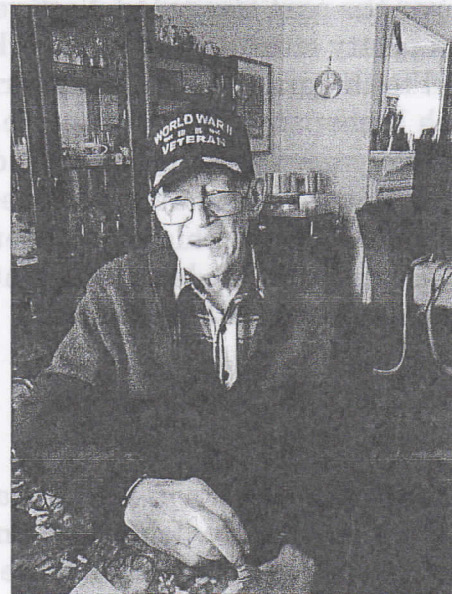
Meet: Charles Joseph Fickey, aka "Joe" or "the man who wears the World War II cap", 2/11/2016

Joe has lived in Leisure World since 2003. He enjoys reading, writing, and going to community dances. Joe was born and raised in Morgantown, West Virginia from which some of his relatives made historical markings. His great grandfather (on his mother's side) named Henry Dering Jr. was the first owner of the house known as Old Stone House which was built in 1795. It is now a gift shop. His grandfather, Fred Dering, was the first postmaster, and took over the town's horse and buggy cab service from his father, Henry. Also, he was the owner of Dering Funeral Home which provided funeral services to Morgantown. His family lived in the upper part of the funeral home.

Joe joined the U.S. Army in 1942 during WWII. He started as a private and made his way up to captain. Joe was stationed all over the European theater. It was while stationed in Southern Germany working in counter-intelligence that he met his lovely wife, Helga. At the time, Helga was a secretary who interpreted and translated conversations between Germans and Americans. They married in 1948. After the war they returned back to the United States and settled in Joe's hometown. Joe returned to West Virginia University to finish his degree in Petroleum Engineering

that he had started before joining the Army. As time passed, Joe was offered a job in Washington D.C. with the Army Corps of Engineering in the Intelligence Division. He furthered his education at The George Washington University where he got a degree in law and became a patent attorney. He and Helga were blessed with three lovely children... Vera, Carolyn, and Fred.

After his career, Joe has been busy honing his writing skills by being an active member of writing groups including the Leisure World Writer's Guild. He has gone on to publish a novel about the war ... *Sworn to Secrecy - For Life*, a novel of his life with his wife whom he brought back to the U.S. ... *Return for Ilse*, a collection of various short stories ... *If Walls Could Talk: Hometown Tales, Sagas, Stories From the Heart*, and Haikus ... *Five-Seven-Five, I'm Still Alive! And No One Knows the Reason Why!*



Author's Note: As with all our residents I've interviewed, Joe is a thoroughly interesting person with very entertaining stories. It was a real pleasure to speak with him and I hope all our neighbors can get that opportunity.



LWCC BOD Summary

Paul Eisenhaur

Hi - the summary for the 2/29 BOD meeting is as follows:

Medstar provided the 2015 Annual Report. All services were detailed and volume shown over the past few years. Last year showed a pretty steady physician workload compared to the prior year. Also, pharmacy was much higher than the year before. Focus areas for year 4 were detailed. And it was noted that the negotiations between Medstar and LW begin this year to determine by year's end if Medstar will continue as the community health provider.

Action Items:

1. An amended resolution passed to have management begin the calculations and assignment of e-rating changes for those mutuals on the master meter for energy use. A status report will be provided to the BOD next November by management as to the effectiveness of this program. In January 2017, the BOD will decide on the future of this program. Until that point in time, e-rating adjustments will only be considered for 1) mutual wide projects, 2) changes to a

conditioned living space, and 3) installation of a heat-pump.

2. As a formality, the BOD defeated a previous motion (made at the previous BOD meeting) to establish a special committee made up of master meter mutual presidents to develop a recommendation for applying e-ratings. It was widely seen that Action Item #1 fully addressed this issue.

3. The BOD passed a resolution to appropriate \$17,500 from the contingency fund for the one time cost of unexpected plumbing repairs.

4. A resolution was not considered that would have the BOD encourage each mutual to consider a policy of smoke detector maintenance by residents. The Chair noted that, though the intentions here were good and only to promote safety, directing mutuals in any way is beyond the purview of the BOD.

Updates were given by management on:

- a. Current status and the short term timeline for Systems improvement and change-over.
- b. Procurement and contract administration.
- c. Status of the Landscape/Snow Removal RFP to be presented to the BOD at it's March meeting
- d. Status of the Food Service contract. Negotiations on a new contract are pending.
- e. both facilities maintenance and replacement plans for 2015.



Give Back to Mutual 10!

Bob Namovicz

On April 19, Mutual 10 Residents will have the opportunity to influence the direction of our Mutual. At our Annual Meeting on that date, two of the seven Directors on our governing Board will be elected. Have you considered being a Director?

If so, you will be able to nominate yourself by March 7. If you nominate yourself, you will simply prepare a brief statement that outlines your experience, background and qualifications. If you wish, you can also state your reasons for wanting to help manage our Condominium Corporation. Optionally, you can talk to neighbors, asking for their vote and support. Whether you think M 10 is being well managed or not, or have ideas on how it might be managed better, you can become a Board Member, and help to influence the direction you prefer. In fact, even if you miss the March 6 date, you can still step forward at the April 19 meeting and offer your services.

What do Members of the Board do? The Board writes and enforces the rules and regulations we all abide by; they help to make decisions about how much our monthly dues are, and help to set our budget; they can influence decisions of the Leisure World Board of Directors as well. Board Members work together to decide on what social activities the Mutual will hold, how our landscape is developed and maintained, how our buildings are maintained and improved. If you have ideas about

these and other issues, becoming a Board Member is an important way to bring your ideas forward.

ANNUAL MEETING



Annual Meeting, April 19: Attend, or be Represented

Bob Namovicz

The Annual Meeting of Unit Owners on April 19 is important for all Unit Owners to attend – or to be represented. You will receive a detailed letter about the meeting shortly. The meeting will be in Clubhouse II. If you need transportation, let a current Board Member know. Among the many reasons to attend is the fact that 51% of Unit Owners must either attend the meeting, or submit a Proxy, in order for any business (including the important action of electing Board Members) to take place. If you are unable to attend the meeting, you should prepare a “Proxy,” stating your preference vote, by April 15. This enables meeting organizers to know whether the 51% will be attained. If necessary, additional Unit Owners can be encouraged to attend.

Your participation is important. Not only is this the time to help select Board Members, it is also one of the best times to question what has been done, and what you think should be done, to enhance life in Kelmscot Village (M10).

Don't miss the opportunity!

SOCIAL SERVICES

There are four Social Workers at the Medical Center: Myrna Cooperstein 301-598-5189, Wilma Braun 301-598-1007, Susan Montgomery 301-598-4159 and Sandy Hart, 301-598-1007. There is no charge for using the Social Service Department as the service is paid through your condominium fees.

Services available consist of: in-home aides, medical equipment, transportation and community resources. Also help with assessments, counseling referrals, finding a physician, advanced directives, Part D insurance, and advice about rehabilitation centers and other facilities. The resident would be responsible for any costs for services received from the providers referred by Social Services.

The Social Service Department can assist with finding appropriate community resources. They can refer you or a family member, to agencies that provide in-home services such as companions or home health aides; they do not maintain a list of independent companions, aides, etc, however, Social Services will help interface between the resident and an agency, upon request.

Examples: AIDES assist with everyday chores such as shopping, laundry, and accompany the person to events and appointments. HOME HEALTH AIDES are trained to provide personal care such as bathing, dressing and transferring, and will do light housekeeping. They cannot dispense medications unless the prescriptions are already prepared in a pill box.

SCHEDULING AND COSTS: Schedules can be for a minimum of 1 hour once a week, or, a maximum of 24 hours a day 7 days a week, depending on the needs of the client. Some agencies increase the hourly rate for night time, and charge higher hourly rate for shorter time periods.

Currently the average fee for an aide is \$19-\$25 per hour. Live-in aides average \$ 250.00-a day and must be provided a place to sleep, and meals. They have 8 hours of private time a day. When looking for an aide be very specific about your needs: personality, smoking, food restrictions, driving (your car or theirs?), etc. If you do not get along with the aide for any reason, request the Agency provide a replacement.

Other forms of assistance that can be discussed are assisted living, nursing homes, and other live-in facilities. There are several ranges of assisted-living facilities: light care, heavy care, Alzheimer's care, physical or mental limitations. Some offer multi-levels of service, where the client graduates as their needs increase. Such facilities can cost \$4,500 to \$10,000 per month.



Further help can be found in Group Homes with a live-in caretaker that cost approximately \$3,500 per month. Montgomery County has a group home subsidy program if the individual has no financial resources. Long term insurance coverage will also help. Nursing Homes cost approximately \$10,000 to \$12,000 per month. The government has a program to help pay for nursing home care once a person's resources are depleted

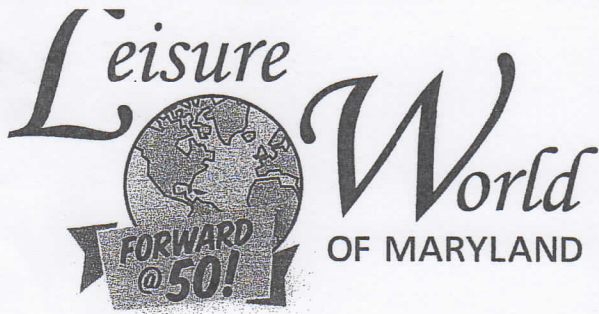
Advanced Directive Document: Health Care Power of Attorney and Health Care Instructions are available on request from the Social Workers. The Power of Attorney designates the person chosen by the resident to make medical decisions, if the resident is unable to do so. This should be kept with important papers, in the apartment, with copies to physician, children or guardian, and the designated Power of Attorney.

Health Care Instructions: (similar to Living Will). A document providing instructions on medical treatment under three scenarios: (1) if the resident is deemed terminally ill - (2) if the resident is in a persistent vegetative state - (3) has an end stage condition. A lawyer is not required to complete this form and it only needs to be witnessed by 2 witnesses who are unrelated to the resident.

File of Life - updated: This is a magnetized folder to be kept on the refrigerator containing medical history, physical concerns, current prescriptions and a list of current doctors. Montgomery County Emergency response personnel know to look on the refrigerator for this important information. These packets can be obtained from the Medstar Pharmacy, or from the Social Work Department.

Lifeline System: A button worn by resident to be pushed for help in a medical emergency. The system is tied to the phone line in the apartment.. It is monitored 24 hours a day by Leisure World Security Department and 911. If the button is pushed 911 and LW security are notified.resident by phone. If there is no answer, or the resident responds they are in trouble, the Security Department will access the apartment to check for the problem. Lifeline subscribers should wear the button at all times, even when sleeping. There are varying levels of services with this program, such as a fall detector, one that acts like a GPS and works everywhere.

If you are interested call Karen Arevalo-Lifeline Coordinator - 301-598-1329.



50TH ANNIVERSARY CELEBRATION
SEPTEMBER 10-17, 2016

Date: February 1, 2016

To: President, Mutual 10, Mutual _____:

From: Co-Chairs, 50th Anniversary
Community Day Project

Re: Kitchen Items Collection

As you are already aware, the 50th Anniversary Community Project will benefit A Wider Circle. Our goal is to equip FIFTY kitchens. It is our hope that all mutuals will participate in this worthy endeavor.

By selecting a few volunteers from your Mutual who will join us in spreading the word, passing on information regarding dates, times and places for collection to your residents by means of newsletters, bulletin boards, etc., you will greatly aid our efforts for success.

If possible, help at the collection site on your Mutual's collection date would be greatly appreciated.

If there are any questions, please feel free to contact Ruth Friedman (301-438-7178) or Marti Jacobs (301-438-0062).

Thank you so much for your support.

Marti Jacobs and Ruth Friedman

Marti Jacobs Ruth Friedman

LOCATION: Rear of Clubhouse II

YOUR DATE: THURSDAY 6-16-16

TIME: 1-4:00 PM