

## MARYLAND MUTUAL NO. TEN

*The Kelmscot 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**

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(301) 598-0265  
dorapugliese1@verizon.net

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janetlmartin@earthlink.net

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**MUTUAL WEBSITE**  
[www.lwm10.com](http://www.lwm10.com)

March 1, 2017

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**FROM THE PRESIDENT**

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



**HELLO  
MARCH**

*one's summer*

**President's Message:****Dora Pugliese**

The month of February felt like April. My windows were open! I hope this nice weather continues a little while longer.

Our Annual Board meeting has been scheduled for Friday the 21<sup>st</sup> of April at 12:30. We will be serving lunch, so we hope that there will be a big turnout. If you can't make it, please send back your ballot to Roberta, our mutual assistant, or give it to one of the board members. Janet Martin, LeRoy Salazar and Peggy Salazar are up for re-election and they tell me they would like to continue serving.

By now you should have received

a copy of the By-Laws which we would like to amend. One change is about our rental policy. We would like to keep rentals at 10% of our units - which would be 16 homes. The units already rented would be grandfathered in. The other change would be lowering the quorum needed from 51% to 40%. Right now we need 51% of our residents at the annual meeting to actually be able to have the meeting. It is always very close. Between absentee owners, who forget to vote, and the empty houses, it would be much less problematic to have a lower quorum percentage.

Lastly, for our new residents a reminder - if you have a dog, please register it with Roberta, our mutual assistant.

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301-598-0265



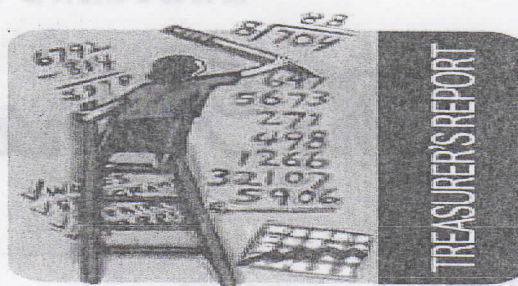


## Landscaping Report

*By Dora Pugliese*

- We are removing some cherry and ash trees, which are dying, but we'll replace them this spring – April or early May.
- This winter has been so mild that I'm afraid we are going to have a lot of bugs (including mosquitoes) this year.
- This is the last year that McFall & Berry will be allowed to use fertilizers and pesticides if the Bill 52-14 is acted upon, so be prepared for a lot more weeds.
- As I walk around I see some bushes and small trees growing over the gutters. Please trim them down. They damage gutters. The same goes for trees in your patio. Trim them away from the fence, especially if you have large branches touching the fence.
- Here is a homemade recipe for deer repellent which works. You'll have to apply it every 10 days and after a rain:
  - 1) 2 eggs well beaten
  - 2) 1 gallon filled with water
  - 3) Cayenne pepper (optional) to mix with eggs, pepper and water
  - 4) Let the solution sit in the sun for 4-5 days
  - 5) Do not use on vegetables– **only on bushes and flowers**

The deer won't like it because it does smell pretty bad! Also, Lavender is a nice plant to have as a border. It smells great and deer won't touch it.



## Treasurer's Report

*By Janet Martin*

Our finances through January, 2017 are as follows:

Income \$ 84,060

Expenses \$106,757

Deficit \$ 22,697

Variance from Budget \$(610)

Reserve Balance 1/31/17

\$ 621,334

Here we are again at the start of a new year. If anyone has any suggestions on how to slow down time, please share it with us all. Life flies by too fast.

We have started off the year in Mutual Ten with only a \$610 variance from budget. We budgeted for a deficit in January, and again if February, because of anticipated high heat bills. This highly unusual weather we have been experiencing should have a very positive impact on our next electric bill and, accordingly, our financial statement.

It is also that time of year when we are preparing for the Annual Meeting. That preparation includes seeking candidates for the expiring board seats. Please consider getting involved in the Mutual. If you don't want to run for a board seat, please attend our board meetings and provide your input. 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](mailto:janetlmartin@earthlink.net)

Janet Martin

(240) 669-8954





**M10 BOD Meeting on 2/23/2017**

***By Paul Eisenhaur***

**General Manager Report:**

- Field work for the 2016 audit is complete. A draft audit report will be submitted to the Audit Advisory Committee for review by March 3<sup>rd</sup>. A likely surplus should be reported.
- The shooting in LW is a case now in the hands of the Montgomery County Police. Though LW security procedures were followed, a review of the handling of this situation is under way by management.
- Currently the main kitchen will be closed for another week or so to allow for needed maintenance and repairs. During this period, the Terrace and Stein Rooms will operate normally; the Clubhouse Grille will have a limited menu during evening hours.

**Mutual Business:**

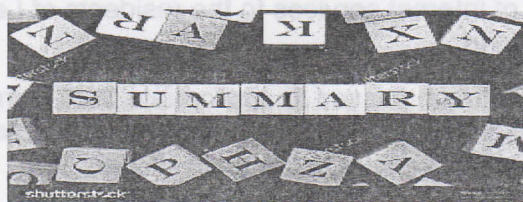
**Treasurer Martin:**

- ◇ Reported an unaudited surplus for the year-end of 2016. Significant contributors to the surplus were both electricity and water usage. Unfortunately, these cannot be controlled at the mutual level, but so far this mild winter may be a positive sign for expenses in 2017. Excess funds from 2016 are likely to be transferred to the mutual's replacement reserve fund.
- ◇ Presented and gained approval to pay all monthly invoices.
- ◇ Monthly condo fee delinquencies are well contained and being monitored.
- ◇ Appropriate ABM's were approved by the board.

- Director Peggy Salazar's subcommittee of residents completed their task of researching the installation of new garage doors for units in mutual 10. This would be an effort funded by the mutual. Multiple companies were compared for quality, cost, and other considerations. The subcommittee concluded the company of Fred C. Johnson would be best and recommended them to the full mutual board. A company representative was present to answer a host of questions from board members. After detailed discussion the board made a resolution to engage Fred C. Johnson to install the new garage doors starting this spring. It will be a two-year effort to install all garage doors and the company will contact residents for appointment details.
- President Pugliese strongly suggests to all residents to consider using Clarksburg Plumbing for plumbing repairs. This company has been long used by our mutual and is deemed to be very capable. Although, when there is a plumbing emergency that requires the use of PPD, please call the mutual first.
- President Pugliese mentioned that the new direction sign at Connecticut Avenue will be landscaped by LW to make the area more attractive and try to cover up the rear white color.

**Paul Eisenhaur**

(301) 460-5588



**Summary of LWCC Board of Directors Meeting**

***By Paul Eisenhaur***

**The summary of the 1/31/2017 BOD meeting is as follows:**



There was a recognition of Berri Summer's retirement after her long support and service in the capacity of Executive Sec'y to the General Manager of LW. As of 2/1/2017, her position will be filled by Marlene Smith.

ACTION Items voted on:

1. A resolution passed confirming the list put forth of all advisory committee chairs and vice chairs.
2. A resolution passed directing all BOD to read and sign the BOD's Code of Ethics and Conflict of Interest forms to remain on the board.

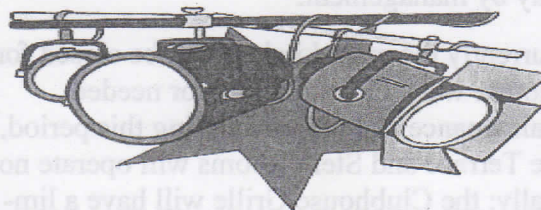
New Items that were considered for resolution:

3. A resolution passed directing LWCC to engage in a comprehensive community Strategic plan which shall include the upgrading of trust facilities, infrastructure, organizational support, and financial requirements to implement the plan. Membership will be solicited from the community and vetted by the Community Planning Cmte which will make recommendations to the LWCC Chair for appointments.
4. A resolution passed to create a special committee charged with updating all Community Rules, Board Rules and Guidelines, and Advisory Committee Rules/Guidelines. Interested BOD members are to contact the board Chair for selection.
5. A resolution passed requiring Management to provide LWCC with all safety/health violations resulting from inspections.
6. A resolution passed to authorize the General Manager to investigate the possibility of bulk purchase of internet services to the residents of Leisure World.
7. A resolution passed to appropriate \$55k from the Contingency Fund to engage in unscheduled maintenance/repairs to the main kitchen. The main kitchen (not the restaurants) will be shut down for a three week period, and work is expected to begin almost immediately.
8. A motion was forwarded to switch the current Columbus Holiday observance with the MLK Holiday. Though there was widespread agreement that this be done, the vote will be postponed until February to allow management to research company benefits matters.

9. A proposal to suspend all planning for a new administration building was postponed until very specific financial and other information is obtained and presented.

UPDATES:

- Monitoring of restaurant operations and planning was discussed.
- Preliminary financials show a very positive 2016 performance and surplus in the LW. The audit that is happening now will hopefully confirm these findings and is expected to be completed within weeks.
- After a month long delay, the new Fitness Center construction is continuing.
- The Golf Course Pond Restoration is more than halfway completed and should be done by April 1.
- Trust Facility telephone upgrades are nearing completion.



**Mutual 10 Neighbor Spotlight**

Meet Theresa Wolfe!



Theresa is a native to the Washington D.C. area and has been in Mutual 10 for 3 years after strong family encouragement to move into an independent community.



Presently, she is still working full-time and plans to get involved in mutual activities when she retires.

Theresa was one of six kids growing up in Hyattsville MD. Once married for many years, she spent that time in Kensington MD during which time she had a daughter. Now grown, her daughter lives in the area. After the marriage, she moved back to Hyattsville and spent much of her time caring for her aging father. While there she became involved with the C.E.R.T. Program (When emergencies happen, CERT members can give critical support to first responders, provide immediate assistance to victims, and organize spontaneous volunteers at a disaster site. CERT members can also help with non-emergency projects that help improve the safety of the community.) This sort of experience and passion is extremely useful in a shared community like LW.

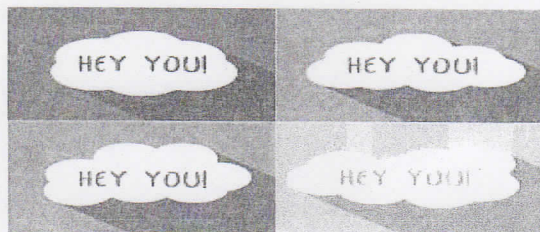
Theresa now works as an office manager for a Biotech company near Baltimore. She enjoys the work environment and the overseas contracts they have in Africa. Liking travel, she hopes to visit there one day.

Theresa loves living in Mutual 10 and the lifestyle it allows her. LW itself offers social activities she has taken advantage of. She has happily befriended many a neighbor here, and has been involved with small neighborhood socials. As a nice caring neighbor, it's good to know Theresa is one of the many terrific residents living in our mutual.

Paul Eisenhaur  
(301) 460-5588



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### Would You Be Interested In Owning a Vantage CCTV ?

It is a technology product for people who have low vision.

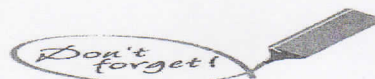
This particular CCTV magnifies 60 times larger. If interested call Mutual 10 resident *Dahlia Zahavi* at 301-438-1802.



### IMPORTANT Announcement!

#### PLEASE NOTE THIS CHANGE

The Annual Meeting of Mutual 10 will be held on Friday, April 21, 2017 at 12:30p.m. in Clubhouse II. The date was changed from April 18 because of a special Jewish Ceremony on the same day. No rooms in Clubhouse II would have been available as a result.



#### NEXT BOARD MEETING :

Mutual 10 Board Meeting will be held on March 23, 2017, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend.



## ***My Recent Letter-to-the-Editor-of the LW Newspaper Reactions from Mutual 10 homeowners welcomed...***

My husband and I came to visit the model homes when Leisure World was being built. We thought it was a great place and talked my in-laws into buying here. They lived here for over 20 years. I have been living here for the past 16 years. I have seen a lot of changes in 40 years, mostly for the better, but am disappointed to see how the one upcoming improvement – the new administration building – seems to divide the residents.

I don't know how many residents visit the Mutual Assistants' office or the Accounting office but the conditions these people are working in are appalling. There are five assistants in a room which should only accommodate two people. There are files on chairs and floors. There is no privacy if you want to talk about something important to your assistant, and the heating and cooling systems are not working properly. The front of the building is often too warm and the back offices are freezing. Many workers get sick from the closeness of their co-workers. Even if Weichert moved out, there is not enough convenient office space to accommodate the work force of LW. Is it not our obligation to provide decent working conditions so the staff can do their jobs? We are not currently meeting that obligation.

I was very sorry to see the bank move. I know we have banks in nearby shopping centers but some residents do not drive and the Bank of America office in Aspen Hill shopping center is not easy to get to. Even if they can get there, LW residents will not get the personal service they were getting here. I also use the Post Office frequently to send packages and letters. There are chairs available to sit in while waiting your turn and the postal employees are very patient with residents. You certainly won't get this kind of service at LW Plaza Post Office or the one on Connecticut Ave. Lines are always long at both facilities.

Yes, building the new administration facility will result in changes in the parking lot and the removal of some trees, however, some of the trees were going to be removed anyway, especially the dying pines. The Landscape Advisory Committee met with arborists for the landscaping of the new building and chose new trees and bushes to be planted around the building and the parking lot. The committee will continue planting as needed and as our budget will allow. (Montgomery County recently gave LW 33 trees which are planted in different areas of the LW trust property and the mutuals.)

A new administration building is desperately needed to improve the quality of life for our current residents and LW staff. The building will offer the relevant amenities that prospective residents will expect and show that we are a modern adult community not a retirement community.

Dora Pugliese  
301-598-0265

**A "Fire-Safe Cooking" Checklist from the U.S. Fire Administration  
(Emergency Preparedness Advisory Committee)**

**By David Darr**

*According to the U.S. Fire Administration, adults age 65 and older are more than twice as likely to die in fires as the Nation's population as a whole. Older adults also have a higher risk of injury from fires. This checklist offers suggestions for "fire-safe cooking".*

- Don't cook if you are sleepy, have consumed alcohol, or have taken medication or drugs that make you drowsy.
- Stay in the kitchen when you are frying, grilling, or broiling food. If you leave the kitchen for even a short period of time, turn off the stove.
- If you are simmering, baking, roasting, or boiling food, check it regularly. Remain in the home while food is cooking, and use a timer to remind you that you are cooking.
- Turn pot handles away from the stove's edge.
- Keep cooking surfaces clean and free from anything that can catch fire.
- Never lean over a lit burner.
- Wear short, close-fitting or tightly rolled sleeves while cooking. Loose clothing can catch fire if it touches a gas flame or an electric burner.
- Check the kitchen after you finish cooking. Make sure the oven, burners, and other appliances are off.

*Source: U.S. Fire Administration. 2012. Fire Safety Checklist for Older Adults. FA-221. For more information about fire safety for older adults, visit: [www.usfa.fema.gov](http://www.usfa.fema.gov)*