

# TIDINGS

May 2012

Leisure World

Mutual No 10

Main Gate: 301-598-1044

www.lwm10.com

PPD: 301-598-1500

## KNOW WHO TO CALL!

Below is the list of Board member duties:

Mike Showalter, President  
(301) 598-3247  
showmt@hotmail.com

\*Roads & Pavements \*Water/sewer line breaks  
\*Energy issues

Dora Pugliese, Vice President  
(301) 598-0265  
dorapugliese1@verizon.net  
\*Landscape \*Drainage issues

Janet Martin, Treasurer  
(240) 669-8954  
janetmartin@earthlink.net  
\*Review and approve invoices for Mutual \*Advise  
Board on availability of funds for major projects.

Joan Byrnes, Director  
(301) 598-4949  
\*Fences, gates

John McMahon, Director  
(301) 598-3584  
\*Roofs, gutters, downspouts \*Patio door  
replacements \*Plumbing, Electrical problems

Dotty VanScoyoc, Director  
(301) 598-2878  
dotty36@verizon.net  
\*Welcome new residents and obtain contact  
information

Paul Eisenhaur, Director  
paule@lwm10.com  
301-460-5588  
\*Website \*Termite infestation problems

## From the President

By Mike Showalter  
(301) 598-3247  
showmt@hotmail.com



There are quite a few items to report on this month. As a result, most will be brief.

On Tuesday, April 17, Mutual 10 had its annual meeting which was preceded by a light but tasty lunch, thanks to Dottie VanScoyoc and the Hospitality Committee. The event appeared to have gone very well and everyone seemed to have a good time. Dora Pugliese, Paul Eisenhaur and Dotty VanScoyoc were voted in as directors of our Board. Immediately after the annual meeting, an organizational meeting was held to elect officers. The results were: President, Mike Showalter; Vice-President, Dora Pugliese; Treasurer, Janet Martin and Secretary, Joan Byrnes. I sincerely hope we will serve you well during the coming year.

**Densmore Ct Incident:** On Wednesday, April 18<sup>th</sup>, Fire and Rescue was called to a home on Densmore Ct. About 7 am in the morning, a resident heard a loud pop from the garage and upon investigating found a wire leading up to the circuit breaker box was both charred and burning.

Investigation by Fire and Rescue, LW Security and PPD determined that the wire was a Verizon line and that the same problem had occurred at two other houses on Densmore. Pepco personnel arrived and shut off electric power, and phone service was lost to Densmore Ct, Deerhurst Drive, Lindsey road and Bigby Ct. Upon further investigation, it was determined that a Pepco line had come in contact with the Verizon phone line and a short circuit resulted. The location of the problem was pinpointed and electric and phone service were restored that same day. However, today, April 23<sup>rd</sup>, Densmore Ct again briefly lost electric power again. As of this writing the problem was still under investigation to determine the cause. Leisure World personnel discovered that one of the affected homes on April 18<sup>th</sup> had paper goods stored very close to the charred wire in one garage and requests that residents make sure the area around the circuit breaker box be kept clear of flammable material..

**Road repair plans:** Either sections of Kelmscot Drive or all of Deerhurst Terrace will be replaced this year and lesser costly repairs will be done on less deteriorated sections of Kelmscot Dr, which should delay the need for replacement of those sections. The M-10 Board will most likely decide on which to do first at their board meeting on April 25. Cost prohibits us from doing both this year.

**Sidewalk repair plans:** At the April 25 board meeting a motion to caulk cracks and deteriorated seams in the sidewalk system will be discussed and hopefully approved.

**Reminders:**

1. Move your grill away from your fence before using it. Repair of any damage will be the resident's responsibility and a

new section of fence cost \$700 last year and the price will have most likely increased by this time.

2. Have your A/C or heat pump unit serviced before the hot weather arrives.
3. Don't forget to shut off your irrigation hoses as soon as your flower beds have received a good soaking. Failure to do this will result in wastefulness.
4. As hot weather approaches, the chances are that Pepco will experience "peak demand" days that will severely tax their electrical grid and potentially cause "brown outs" or loss of service. Each year during one of the peak demand days, Leisure World management will be given a notice to curtail LW's energy use in order to qualify for a sizeable "**Demand Response Credit**" which will lower everyone's cost for electricity. The notification comes only a few hours in advance, so it will be very difficult for Leisure World management to alert its residents to curtail their energy use. As soon as we are notified, Mutual 10 will use its RoboCall service to notify our residents. Since the Demand Response day almost always coincides with a "peak demand" day, one way of ensuring that Leisure World gets the Demand Response Credit for meeting its curtailment goal is to automatically limit our use of electricity on any unusually hot day or when the radio or TV reports the danger of brownouts or extremely high energy usage. Therefore, on such days, please make every effort to postpone your use of dishwashers, washing machines, clothes dryers and any other "energy hogs" until the evening/nighttime hours and turn off any lights and appliances you are not using.

## **Energy Saving Incentives:**

1. **E-Rating Credit Created for Heat Pump Owners:** An E-Rating credit has been approved for any master-metered resident who currently owns a heat pump or will become eligible for the credit if a heat pump is installed. The credit is substantial and is intended to reward heat pump owners for using a heating system that is vastly more energy-efficient than the electric resistance furnaces and baseboard heaters that are in use in most of our residences. If you have or plan to get a heat pump, call or email me at 301 598-3247 ([showmt@hotmail.com](mailto:showmt@hotmail.com)) and I will provide you with more details.
2. **Energy-Wise Program:** This voluntary program now is available to master-metered residents and involves permitting a Pepco contractor to install a special thermometer in your home or a device on your A/C or heat pump compressor which will cycle off your unit for brief periods during times of very heavy demand on the Pepco's electrical network. Pepco will pay you for this privilege during the period from June through October. Participation is available at three separate levels – 50 %, 75 % and 100 % -- during the cycling periods. The purpose of this program is to allow Pepco to reduce demand for electricity on those days which potentially could result in “brown-outs” or even loss of electrical service. If you think you may be interested in this program, please contact me and I will provide you with more details.
3. **Free Energy-Saving Upgrades for Your Home – the Quick Home Energy Check (QHEC) Program:** I am spending quite a bit of time describing this program because it is the best one to

surface to date. The State of Maryland is partnering with Pepco Holdings Inc in an attempt to lower energy use **within** the State. Maryland is faced with the specter of rolling brown-outs within the next few years if it does not counteract the rising demand for electricity with broad-based energy-savings measures. One important program to reduce energy use is the QHEC (Quick Home Energy Check) whereby Pepco-approved companies come to your home, make a quick energy assessment and then make a series of FREE energy-savings improvements on the spot. **The company will provide both parts and labor at no cost to you.** If you were to make all these improvements yourself, your cost could exceed \$100. With your consent, the company that comes to your home will do some or all of the items listed below. You can decline some measures while accepting others; it's up to you how many of the measures listed below that you wish to allow. The company will:

- A. Replace your old incandescent bulbs with up to 12 Compact Fluorescent Bulbs (CFL's) which use only 25% as much electricity as the old-style bulbs. Furthermore, unlike the old generation fluorescents, these new fluorescents light instantly and at full intensity. The company that comes to do your QHEC inspection will come equipped with an impressive assortment of top-quality CFLs designed to be used in just about any light fixture. This includes CFL's designed for vanities, recessed lights, spot lights and most any type of ceiling light or lamp. The new-style CFLs are small and attractive and last up to 10 times longer than ordinary

incandescent light bulbs. There will even be CFL's for use with dimmer lights. Dimmer CFL's are quite expensive if you were to buy them yourself. **Note that you can decline using the CFL's for selected lighting fixtures such as vanities if you feel the substitute CFL's are unattractive.**

- B. Install Smart Power Strips to eliminate standby-power losses. Many appliances such as TV's, DVD's, DVR's and even rechargers continue to use small amounts of electricity even when they are turned off or are not in use. Smart power strips save energy by eliminating these electrical trickles which cumulatively add up to sizeable amounts of wasted energy.
- C. Install hot water heater wraps which insulate your water heater and insulating wraps onto your hot water pipes. This saves energy and provides warmer water for your home.
- D. Install efficient-flow shower heads for your showers that reduce water flow by 25% and aerators for your faucets that use 50% less water when installed.

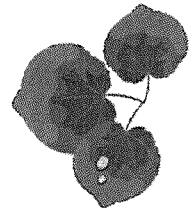
Note: Items 3 and 4 are available only if you have an electric hot water heater. These items will not be done if you have a gas hot water heater.

Four of our board of directors (myself included) have had the inspections done as "test cases" and we were all very happy with the results. If you are interested in participating, call me for details.

**Last but not least:** Remember that the Mutual 10 Annual Dinner is May 18<sup>th</sup>. We hope to see you there.

## Landscape

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



The trees and bushes which were planted last year and this year are in great shape thanks to the residents who help me water them.

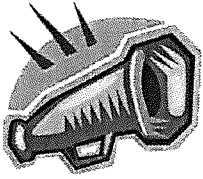
McFall & Berry are only replacing the flower beds under the Hallaton, Elmhan, Bigby and Desnmore signs. I ordered Blue Pacific Juniper and Emerald Gaity Euonymus low growing evergreens for the rest of the signs and this year I'll add some annuals and some perennials and see how they are growing.

Next week is our annual walk through Mutual 10 with all the experts. We will check all the trees; this year we have a lot of Ash trees on Kelmscot Dr and other streets in really bad shape and some oak trees which we have been babying for the past three years.

We solved one drainage problem but still have another one which will be addressed in the next couple of weeks.

This is the time when I'll be checking your foundation plantings. Let me know if you have already booked a landscaper; otherwise you'll be receiving a letter from me. Here is a list of some landscapers you may want to contact:

McFall & Berry	(301) 598-5161
Bill Bowers	(301) 831-7893
Gloria Sherman	(301) 980-2867



## **Mutual 10 Decides to Participate in a new Pepco Energy Savings Program**

By Michael Showalter, 301.598.3247;  
email showmt@hotmail.com

In its April meeting, the Mutual 10 Board of Directors approved a plan to participate in a Pepco energy savings program on a mutual-wide basis. The program is called the Quick Home Energy Check-Up (QHEC). Any M-10 resident has the right to decline to participate in this program. We hope this is not the case but it is your prerogative.

**What is the QHEC Program?** It is a program whereby a Pepco-approved company will come to your home and with your permission make a quick energy assessment, provide feedback on the results and then make multiple energy-savings improvements on the spot. **The company will provide all these services, including parts and labor, at no cost to Leisure World, to the mutual or to you.** The parts alone provided by the QHEC program, if bought on the open market, could exceed \$100. The services that will be provided would cost much more. The program will require you to be present for about 1 to 1 ½ hours while the inspection and service takes place. The company will make an appointment with you so that you know when to be present.

**What will be done?** With your consent the company will do some or all of the items listed below. You will be able to choose, on the spot, which measures you want done but the available services include:

- A. Replacement of incandescent bulbs with Compact Fluorescent Bulbs (CFL's) which use only 25% as much electricity. Unlike the old generation fluorescents, most of the new CFLs light instantly, at full intensity and with a light quality or hue that mimics incandescent bulbs. The company offers an impressive assortment of top-quality CFLs designed to be used in most any fixture – from lamps to vanities to spots to chandeliers. Even expensive CFL dimmer lights are provided. CFL's last up to 5 times longer than standard incandescent bulbs and produce almost no heat -- which means your A/C unit will not have to work as hard to cool your home. You, on the spot, can decline using a CFL if think it is unattractive in a particular fixture.
- B. Installation of Smart Power Strips which eliminate transient power losses. Many appliances such as TV's, DVD's, DVR's and computer peripherals continue to use small amounts of electricity even when they are turned off or in its energy-saving mode. Smart power strips save energy by eliminating these electrical trickles which cumulatively add up to sizeable amounts of wasted energy.
- C. Installation of hot water heater wraps which insulate your water heater and insulating wraps for your hot water pipes. This saves energy and provides warmer water for your home.
- D. Installation of attractive low-flow shower heads, either mounted or hand-held, that reduce water use by 25% and

aerators for your faucets that will use 50% less water when installed.

**When will this occur?** Within the next two to six weeks. We will provide a better defined timeframe once we have consulted with the company which will be doing the work.

Please contact me with your questions.

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**Our next Board meeting is scheduled for May 24, 2012 at 9:30 am in the Sullivan Room of the Administration Building. All are welcome to attend.**

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### Treasurer's Report

By Janet Martin

(240) 669-8954

janetlmartin@earthlink.net



Our finances for the 1<sup>st</sup> quarter of 2012 are as follows:

Income	\$291,518
Expenses	\$319,694
Loss	\$ 28,176

Variance over budget \$27,774

Reserve Balance 3/31/12

\$1,148,259

We ended the 1<sup>st</sup> Quarter with a positive variance to the budget, thanks to the reduced cost of electricity. The mild winter was certainly a factor but, hopefully, the additional insulation also made an impact. The budget is weighted with losses through the winter so this variance gets us off to a good start for the year. Let's hope we don't have a super hot summer that results in higher than anticipated energy costs.

We are planning some major road repairs this year that will be funded from the reserves. We are also continuing with the scheduled roof replacement program. Planning has also begun on the siding replacement project which is anticipated to cost approximately \$1,000,000. This project – and the cost – will be spread over a three year period.

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)

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### ... GOOD TO SEE YOU

By Paul Eisenhour

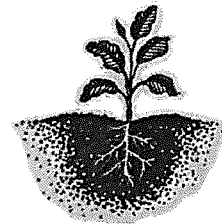
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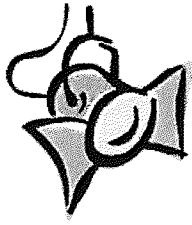
It was a real pleasure to see so many of our mutual neighbors at our annual meeting in April. It's quality time with the friendly residents we have and enjoy serving. A couple of pictures and short video snippet of the event are now posted on our mutual website's home page. I look forward to seeing you at our annual dinner in May. A nice evening is planned and your company makes it even better.

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### Looking for ideas on what to plant around your home?



Don't feed the deer! Check out the attached list of "Deer Resistant Plants"



## Neighbor Spotlight

Disappointingly, we didn't hear from anyone willing to write a Neighbor Spotlight column so we're entering another plea. We have so many interesting people in Mutual 10- an author, an artist, a former radio personality, and retired CIA & NSA personnel to name just a few. I think we'd all like to hear more of their life stories and, in the process, enhance our community spirit. Would anyone be willing to interview one neighbor a month and write a column about it for the Tidings? If so, please contact Janet Martin or Cris Juarez.

### **MUTUAL NAME**

The results of the name change vote have now been tabulated. Our thanks to the 71 people who voted. However, there was no clear-cut winner and as a result we have decided to have a run-off vote among the top three vote getters. In alphabetical order the names were:

Kelmscot Manors  
Kelmscot Village  
Winding Way

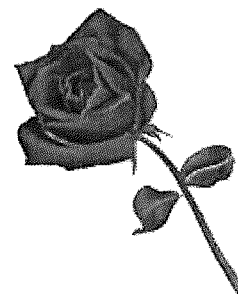
Attached to this issue is a ballot; please be sure to cast your vote. As a reminder, each household member is entitled to a vote. Thanks again for your active participation in this process.

### **What is a Mother?**

By Katherine Nelson Davis  
[from mothersdaycentral.com]

A mother is someone to shelter and guide us,  
To love us, whatever we do,  
With a warm understanding and infinite patience,  
And wonderful gentleness, too.  
How often a mother means swift reassurance  
In soothing our small, childish fears,  
How tenderly mothers watch over their children  
And treasure them all through the years!  
The heart of a mother is full of forgiveness  
For any mistake, big or small,  
And generous always in helping her family  
Whose needs she has placed above all.  
A mother can utter a word of compassion  
And make all our cares fall away,  
She can brighten a home with the sound of her laughter  
And make life delightful and gay.  
A mother possesses incredible wisdom  
And wonderful insight and skill -  
In each human heart is that one special corner  
Which only a mother can fill!

~Happy Mother's Day!~

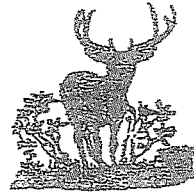


# NEIGHBORS' NEWS

To request that something be printed, call Cris Juarez at 301-598-1371 or e-mail her at [cjuarez@lwmc.com](mailto:cjuarez@lwmc.com). The deadline for May's Tidings is May 25, 2012.



## Deer Resistant Plants



The Good Earth Garden Market in Olney has given us a list of plants that Deer normally leave alone. This isn't always the case, however, this is a good guide.

### Trees and Shrubs

Acuba  
Barberry  
Boxwood  
Cherry Laurel  
Daphne  
Gold Mop Cypress  
Hydrangea\*  
Ilex-Holly  
Japanese Plum Yew  
Juniper, any  
Lencothoe  
Nandina  
Pieris Japonica\*  
Rose-of-Sharon Hibiscus\*  
Spruce, any  
\*indicates blooming shrub

### Annuals

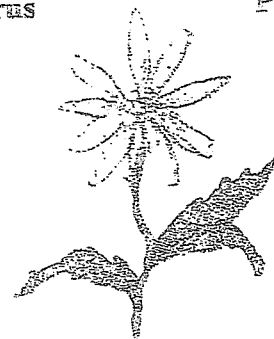
Ageratum  
Marigold  
Nasturtium  
Nicotiana  
Petunias  
Salvia  
Scented Geranium  
Snapdragons  
Sweet Alyssum  
Vince major

### Bulbs

Allium  
Anemone  
Crocus  
Daffodils  
Hyacinth  
Scilla

### Perennials

Achillea-yarrow  
Agastache  
Aconitum  
Ajuga  
Alchemilla  
Armeria  
Artemesia  
Astible  
Aster  
Baptisia  
Bergenia  
Brunnera  
Butterfly Bush  
Caryopteris  
Centaurea  
Centranthus  
Chelone  
Clematis  
Chrysanthemums  
Convallaria  
Coreopsis  
Dianthus  
Dicentra  
Digitalis  
Echinacea  
Euphorbia  
Ferns  
Gaillardia  
Geranium  
Hedera-Ivy  
Helleborus  
Heucheria  
Hypericum  
Iberis  
Kniphofia  
Lamium  
Lavender  
Leucanthemum  
Liatris  
Ligularia  
Lupine  
Mint  
Monarda  
Nepeta  
Pacysandra  
Peony  
Papaver  
Perovskia  
Penstemon  
Rudbeckia  
Salvia  
Santolina  
Stachys  
Stokesia  
Thyme  
Sedum  
Spirea  
Veronica  
Viola  
Yucca  
Ornamental grass  
Phlox



# MUTUAL NAME BALLOT

You can cast your vote in one of three ways:

1. *Call* Cris Juarez, our Mutual Assistant, at 301-598-1371 with your name, address and the name you are voting for.
2. *Email* Cris Juarez at [cjuarez@lwmc.com](mailto:cjuarez@lwmc.com) with the above information
3. *Mail* this ballot to:

Mutual Ten, Inc  
c/o Cris Juarez  
3701 Rossmoor Blvd  
Silver Spring MD 20906

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PLEASE VOTE FOR NO MORE THAN ONE NAME:  
(check one)

KELMSCOT MANORS

KELMSCOT VILLAGE

WINDING WAY

Household Member Name: \_\_\_\_\_

Home Address: \_\_\_\_\_