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THE KELMSCOT VILLAGE TIDINGS

May 3, 2013

Leisure World

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Mutual No. 10

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From the President
By Mike Showalter
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Busy Month: April was an eventful month. On Tuesday, April 16, we had our Annual meeting, attended by about 80 people – a surprisingly large turnout. The Activities Room in Clubhouse II entirely filled. We also reached our quorum with (50% + 1 votes by our residents) with 10% to spare. I want to thank the board members and other residents who canvassed for proxy votes (absentee ballots) so we could make our quorum. The importance of the quorum is that without it we would have had to reschedule the annual meeting without being able to fill two vacant board member positions or conduct any other business.

Election Results: Robert Namovicz and I were elected to the Board and I want to welcome Bob and thank Joan Byrnes for her many years of devoted service. I also want to thank you for re-electing me to the Board.

GOOD FOOD: The lunch before the Annual meeting was delicious and because of the large number of attendees, the food was almost completely devoured. Thanks to Dotty VanScoyoc and her Hospitality Committee for the good food and for the setting up and cleaning up which are behind-the-scenes but time-consuming tasks.

General Manager's Report: Kevin Flannery gave us the General Manager's report, which included Leisure World's financial situation and plans for the future. A number of capital improvement projects are being considered - modifying the existing (or building a new) administration building; renovating the golf course; and relocating and expanding the exercise room, just to mention a few of the projects. As always, availability of the funds needed to do this work will be a key factor in determining which projects are done and when.

The Dear Deer: The deer population study has been completed. The count is about 50 deer in Leisure World, which is about twice the number that an area the size of Leisure World can sustain. How to deal with this situation is under consideration.

Peacock Invasion: As a side note, on Thursday, the 18th, a peacock (God only knows from where) wandered through the Connecticut Avenue gate; and was seen here, and in Mutual 9. As far as I know, attempts to locate it have been futile but it certainly aroused some excitement from those that saw or heard about it.

Hopefully, it will evade the resident fox and coyote, which live in our community.

*I've wonder.....
Why is it that drivers on the highway need to follow right on your bumper, but need three or four car lengths before they react to the green light in front of you?*

Replacement Windows Installation:

Although this is not a mutual-sponsored project, I passed out a packet of material to 28 residents who expressed interest in having their windows replaced along with the vinyl siding. The packets included a comparison sheet of the prices and other details about the four contractors from which I obtained bids. The packets were intended to help the interested residents with the process of selecting a good contractor to replace their windows at a reasonable cost. My wife, Delores, and I are having ours replaced and if some other residents wish to see a comparison sheet I will be happy to provide one to you.

Vinyl Siding Work: On April 23rd the vinyl siding work on the 27 buildings that will be done this year began. This work is expected to take about six weeks. Because of the cost of replacing our aluminum siding with vinyl siding the completing of all the 158 residences will take place over this and the next two years. We are designating each year's allotment of building Phases 1, 2 and 3. Phase 1 will be completed this year; Phases 2 and 3 will be completed this year; Phases 2 and 3 will be done in 2014 and 2015. Homes to be completed in Phase 1, this year, include:

- 14600 to 144633 Deerhurst
- 3300 to 3315 Densmore
- 3400 to 3409 Hallaton
- 14500 to 14528 Kelmscot

NOTE: YOU WILL BE NOTIFIED BEFORE WORK BEGINS ON YOUR HOME. PLEASE REMOVE PICTURES AND OTHER WALL HANGINGS, SO THEY WON'T BE JOSTLED BY HAMMERING!

WSSC Construction Plans: Bigby residents recently received notices from WSSC informing them that construction will begin on their Court. The work will involve digging up paved sections of the court to replace aging water and/or sewer lines and will be a real mess. WSSC's plans also include replacement work on Lindsey Lane, Ludham Drive, the east side of Kelmscot Drive and Hallaton (and possibly Densmore) Courts. WSSC will initially put a temporary asphalt patch over their excavation sites. At some later time they will come back and do permanent patches, but in the meantime the temporary will be bumpy. If you want to know how bumpy, take a drive through our neighboring Mutual 9, on the other side of Connecticut Ave., and drive along the roads that WSSC patched up.

The next Board Meeting is scheduled for May 24, 2013, at 9:30 AM in the Sullivan Room of the Administration Building. All are welcome, and encouraged, to attend.

Visitors Welcome at Mutual 10 Board Meetings: Mutual 10 Board Meetings are held at 9:30am on the 4th Thursday of each month in the Administration Building's Sullivan Room. Visitors are welcome to attend these meetings.

There is period for visitor comments and questions but we ask you to limit them to topics that apply to our mutual - not Leisure World-wide problems.

Reminder: We sometimes get calls asking about information that has been published in past Tidings newsletters. Past issues are available on our website at www.lwm10.com, which Director Paul Eisenhaur maintains.

Furnace Filters: Don't forget to change your furnace filters every 3-4 months. Our furnace filters are not a standard size to take the old one out and take it to PPD which stocks filters of the size you need. Note: If you have PPD service your heating and air conditioning system in the spring and fall, they will replace the filter for you but you should still change filters in between this service. Six months is too long to leave a filter in place.

Dryer Exhaust Vent Cleaning: If you experience a significant increase in drying time when you use your dryer, consider having PPD come to clean out your dryer exhaust vent. Not only will this increase your dryer's efficiency, it will reduce the possibility of a fire. This preventive maintenance is at your, not at Mutual expense.

Get Together With Neighbors: Neighbors on Densmore Court meet at breakfast once a month at a restaurant in Clubhouse I, thanks to Elaine Isaacs.

Why not get together with your neighbors for a meal on a regular schedule? Get to know who lives near you.

Repair or Maintenance Problem

Please remember that some services are covered by the Mutual and some are your own responsibility. Who pays for what is listed in the **Mutual's Rules and Regulations, which can be found** on the M-10 website (www.lwm10.com); you can pick up a copy from Sharon Palmer-Hillman, our Administrative Assistant located in the Administration Building. If you believe a service is the Mutual's responsibility do not call PPD or another contractor yourself. Instead, contact Mike Showalter (301) 598-3247 or Dora Pugliese. (301) 598-0265 Dora or I will come to observe the problem and if it is the mutual's responsibility we'll contact PPD or an outside contractor for you. Failure to follow this procedure will result in your being charged for the service except in emergencies.

For emergencies: You should contact PPD at (301) 598-1500 directly during normal business hours. After business hours or on weekends call the Main Gate at (301) 598-1094 and then inform us of the problem during normal daytime hours. Whether the mutual or owner pays for emergency or subsequent services depends on the nature of the problem.

Mouse Problem? Having a mouse problem -- call me or Dora Pugliese. We each have spare mouse traps and will be glad to come to your home to bait and set traps for you. This is a free service and saves the mutual the substantial cost of calling in an exterminator.

We have had very good success at solving mice problems so don't hesitate to contact us.

If you want to try this yourself I suggest you use the inexpensive, old-fashioned type

mouse traps and bait them with a little dab of peanut butter - bait they seem to like very well. Position the traps wherever there is a sign of activity, such as an accumulation of mouse droppings to raise the odds that they'll pass by the trap. While you may reuse a trap if you catch a mouse, I prefer to just pick up the trap and mouse and dispose of it in a trash bag. I don't reuse a trap once it catches a mouse because the old-fashioned traps are so inexpensive and removing the mouse from a trap can be messy and unsanitary. To plug up holes where mice can enter, we will be glad to plug these for you if they are accessible.

**DOTTY VANSCOYOC
SOCIAL COMMITTEE CHAIR
301-598-2878**

ANNUAL DINNER – AN ITALIAN BUFFET

The Annual Dinner for Mutual 10 will be held on June 7th in the Crystal Ballroom located in Clubhouse I. Our dinner will feature an Italian Buffet and entries include a Vegetable Lasagna, Chicken Parmesan, and Veal Cutlet Marsala. The price per person is \$15.00. You will receive a flyer with further details. Please mark this date on your calendar.

SAVE THE DATES Calendar of Events

June 7 Annual Dinner

July 21 Ice Cream Social & Book
Swap

Sept. 20 Pot Luck Dinner

Oct. 26 Autumn Coffee

Leisure in Leisure World of Maryland (our new/old name)

We begin a new feature this month, and hopefully, will be adding to it in the future. Let's get started, by talking about leisure time activities some of your neighbors are enjoying.

Now that it has been settled that we will continue to be living in Leisure World of Maryland (instead of a place with a different name), why not think more about how you spend these wonderful leisure years? There is so much to do. Seems like something for everyone!

For example, the **Leisure World Wood Shop** recently held an open house to showcase its outstanding facilities. Elliot Schantz, of Deerhurst Court, is a Past Shop President, and the Shop's expert at turning things on its two professional quality lathes. Bob Namovicz, of Densmore Ct. is also an active member. He makes and refurbishes furniture, and helps out with keeping the Shop going. There currently are about 115 members -- both men and women -- whose skills range from beginner to expert.

Located in the lower level of Clubhouse I, the Shop is open from 9-3 daily, 9-12 on Saturdays. Dues are only \$20 a year. Visit whenever the Shop is open!

Another Leisure World amenity enjoyed by Kelmscot Village residents is working in the Garden Plots. Located near the Medical Center, this is a miniature farm, used by more than a hundred residents, who pay just \$30 year to grow whatever they like. Dora Pugliese, for example nurtures tomatoes, beans and other vegetables;

Cynthia Beaudoin raises a variety of vegetables, and a lot of tomatoes; there are even some members who grow corn.

What would you like to grow? Susan Curow (598-7215) assigns garden plots.

Paul Eisenhour, Director
paule@lwm10.com
301-460-5588

I was very pleased to see so many of our mutual residents make it to our annual meeting last month (and for those who couldn't make it, I know life provides many good reasons that can keep you away). I am probably prejudiced, but I think Kelmscot Village is one of Leisure World's best mutuals; and the residents make it so enjoyable to help in any way.

A Hint: To help speed up your computer, consider switching to Google Chrome, or Mozilla Firefox instead of Internet Explorer for Internet "browsing". If you're uncertain about this, just contact me...

Treasurer's Report

(240) 669-8954

By Janet Martin

janetlmartin@earthlink.net

Our finances through February, 2013 are as follows:

Income	\$159,763
Expenses	\$184,870
Deficit	\$ (25,107)

Variance over budget	\$8,289
Reserve Balance 2/28/13	\$1,159,018

While, on the face of it, the year-to-date deficit of \$25,107 looks bad, please note that we budgeted our loss for this period to be \$ 33,396, thus the variance of \$8,289. We are, therefore, doing better than budget. Most of our expenses can be specifically identified and budgeted accordingly.

The biggest variables are utilities, both electricity and water, and that is usually where our variances come in. That is also why energy conservation efforts benefit us all.

As always, please feel free to call me at any time if you have a question about our finances.

Landscaping Contractors:

Bill Bowers 301-831-7893

Stan Landscaping 1-443-974-1008

Gloria Sherman 301-980-2867

Carlos Gavidia 240-305-8813

FOR CANCER PATIENTS

By Dora Pugliese

If you need transportation for treatments, here is some information given to me by Peggy Galliano:

- Olney Home for Life Seniors
Olney Transportation Navigator
- Cancer Society Road to Recovery
(run by Med Star) Phone #
240-406-9209
- Volunteers, usually cancer survivors, will drive to and from your treatments, and bring you back home. If no one is available, they will send a cab. Best of all, the service is free.

On our mutual website homepage, I've added a slideshow of the vinyl siding installation (www.lwm10.com). Janet Martin and Celia Perge took the pictures in the show. If anyone has any pictures you'd like to add to the slideshow, just send them to me.

**Vice President
Dora Pugliese**

301-598-0265



dorapugliese1@verizon.net

Landscaping: The siding project brought attention to a lot of mulch too close to houses. It has to be at least six inches away from the walls. This is a precaution against encouraging more termites. Please assure that your landscaping contractor (or yourself) follows our rules.

The flowerbeds under the signs are planted for May blooming.

I will walk through the Mutual with McFall & Berry to check on the trees and the weeds in foundation plantings. All of the new trees have now been planted.

Thanks to Dan Martin for help with planting under the Mutual signs. Thanks also to Mr. Salazar for watering and caring for a new tree and plantings under the Mutual 10 sign by Lindsay Lane. Mrs. Price, Mrs. Rasmussen, Mrs. Shon, Mrs. Van Scoyoc, and Mr. Ranhart also help with watering. Thank you all.