

## 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**

*Peggy Salazar, President*  
(301)598-0373  
psalazar1952@comcast.net

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

*Janet Martin, Treasurer*  
(240)669-8954  
janetlmartin@earthlink.net

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

*Sara Gordon, Director*  
(240)426-0436  
smo63gordon@gmail.com

*Dora Pugliese, Director (301)*  
598-0265  
dorapugliese1@verizon.net

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

*Roberta Carter*  
*Mutual Assistant*  
(301) 598-1316  
rcarter@lwm.com

**MUTUAL WEBSITE**

[www.lwm10.com](http://www.lwm10.com)

May 3, 2017

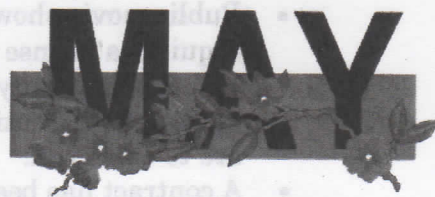
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**FROM THE PRESIDENT**

By: Peggy Salazar

301-598-0373

psalazar1952@comcast.net

**President's Message:****Out-Going President's Message - Dora Pugliese**

At our last Annual Meeting we elected Peggy Salazar as our new Mutual 10 President. I have been President for over 2 years and a board member for 9 years. I enjoyed the challenges which came with the position but due to health problems I decided to go back as a Director in charge of landscaping, which I thoroughly enjoy.

**In-Coming President's Message - Peggy Salazar**

I want to thank the Mutual 10 Board members for their trust in me to lead the board as President. It was a whirlwind vote right after the Annual Meeting and I think it's that way so nominees have not one second to object! I'm happy to be able to assist in keeping the ship afloat; facilitate changes when warranted, and to keep traditions sacrosanct.

We need to particular thank Dora for all she's done as President since 2014. She took me on a "Meet & Greet" tour so I could put eyes on the Leisure World employees Dora has been working with - those who help our Mutual run smoothly. The people

were numerous and the details daunting, so thank you Dora for all you've done. It certainly took much commitment of time and effort on your part. You are to be commended.

**Landscaping Report****By Dora Pugliese**

With the beautiful rain and warmer weather, the grass looks great and the azaleas are vibrant. New trees will be planted in the next couple of weeks. I am waiting to trim the other trees until the end of May after checking on dead branches.

Check your book of rules concerning foundation plantings...**pages 7 and 8:**

#4 = "The height of the plants may not exceed the edge of the roof and be below the height of the gutters."

#5 = "Climbing plants must be secured to a trellis and be at least 2 feet from the wall."

#3 = "No attachments shall be affixed to vinyl of the unit or its patio fence that mar their surfaces unless preapproved by the Board of Directors of Mutual 10.

This includes but not limited to the use of nails, screws, anchors or any destructive material (like adhesives).”

#2 = “The repair or replacement of any damage to the modified portion of the structure or its contents is the responsibility of the current owner regardless of cause.”

Of course we all know to keep our foundation free of weeds and our bushes trimmed. If you have any questions, please call me at 301-598-0265.

Dora Pugliese



## Treasurer's Report

*By Janet Martin*

Our finances through March, 2017 are as follows:

Income	\$ 250,297
Expenses	\$ 283,940
Deficit	\$ (33,643)

Variance over Budget \$6,610

Reserve Balance 03/31/17

\$ 668,753

The deficit we show through March of \$33,643 is not unusual for the first quarter. We typically run in the red during this time and then make it up as the year progresses. We are, in fact, \$6,610 better than we expected to be at this time. The 2016 excess of \$23,317 will be transferred to our reserves to help offset the cost of the garage door project.

It was gratifying to see such a good turnout for the annual meeting. I think I can speak for the entire board when I say that we welcome the participation of residents in the governance of the Mutual. Constructive comments and input provide us with additional wisdom and expertise which is valued and appreciated.

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



## M10 BOD Meeting on 4/27/2017

*By Paul Eisenhaur*

- The General Manager, Mr. Flannery, will address the 2016 Annual Meeting minutes confusion brought up by Bob Namovicz. Future records will be corrected.
- Public movie showings in the community requires a license which is not in place at LW. A community umbrella license is being applied for ... until registered, no movies are to be shown.
- A contract has been signed with a credit union. Very soon a press release will be presented to all LW residents as to services offered.
- President Salazar reported the garage door installation project has started and is going smoothly. At the moment, eleven doors have been installed. Mrs. Salazar also discussed the need for a subcommittee of residents to work on the quorum % and rental cap issues.
- Treasurer Martin reported expected budgetary expectations at this point in the year. She motioned that the 2016 LW surplus refund of \$4,600 be transferred to the Mutual's replacement reserve fund. The Board approved this. ABM approval, invoice payments, and mutual business was then completed.
- Director VanScoyoc mentioned that in lieu of the annual mutual dinner would be a Pizza & Game night. Cost for the dinner and catering are rising to a point of unaffordability. The event is scheduled for June 10<sup>th</sup> in the Club II Activities Room. A flyer will follow soon.
- Director Pugliese is surveying the Mutual now for tree trimming needs.



## Summary of LWCC Board of Directors Meeting

*By Paul Eisenhaur*

The summary of the 4/25/2017 BOD meeting is as follows:

Chairman Frager announced a temporary suspension showing public movies anywhere in LW. (This would not include home viewings by a small group). Technically, this is an illegal activity that is sporadically enforced. At the moment, the LW General Manager is checking into a community umbrella license in which all mutuals and the Trust would be covered.

### ACTION Items

1. A resolution passed approving the Operating Agreement for the Medstar contract. Now that the Management Agreement and Operating agreement has been approved by the BOD, the LW General Manager has been given authority by the BOD to sign the lease and will do so.
2. A resolution passed to accept the creation of a LW Strategic Planning Committee. The Chair appointed five community residents to membership.
3. A resolution passed awarding a three year contract extension to Stansbury Services for the housekeeping duties on all Trust properties.
4. A resolution passed in support of a congressional bill that would require the Federal Emergency Management Agency (FEMA) to cease designating homeowner associations as a business and therefore ineligible for disaster relief. A letter of support will be sent to our local congressmen.
5. A resolution passed to allot \$64,000 from the 2018 Maintenance Fund to E&R's moving game activities to the current gym space once it becomes available. (This does not include ping-pong.) Basic renovation needs are new carpet, painting, lighting, and miscellaneous work. This will allow the current game room to be converted to a meeting room to replace the lost space resulting from the new gym construction.

6. Postponed until next month is a resolution to change a bylaw regarding an *Action Without A Meeting*. Though the resolution seems acceptable, proper procedure to amend a bylaw requires 30 days' notice.

7. A resolution passed to allow a change in the charter of the Budget & Finance Committee to allow input into the cash management and investment activities of Trust funds.

### UPDATES

1. An initial draft of budget planning/assumptions were presented. LW is facing significant non-discretionary increases due to the minimum wage increase, use of organic chemicals by landscaping (already built into the landscape contract), and other items.
2. Fitness Center construction is progressing well and maintains a completion by August/September.
3. Golf Course pond dredging is complete. Remaining work is to landscape the area.



## 2017 Mutual 10 Annual Meeting Summary

*(Preceded by a light luncheon provided by the mutual and resident check-in)*

- Convened and conducted by President Dora Pugliese with initial introductions of board directors, and LW Management representatives.
- LWMC reps determined a quorum of 66% and tallied officer election results. No floor nominations were given.
- The LW General Manager gave favorable and brief reports on the recent, current, and future state of the community. He was responsive to residents' questions regarding such matters as the impending operation of a banking service and resident access to the recently installed fiber optics.
- Treasurer Janet Martin reiterated that the 'rental cap' and 'quorum' resolution will start over with more considerations and community input.

- Election results were reported with all three nominees – Leroy Salazar, Peggy Salazar, and Janet Martin being reappointed to the mutual board.
- The meeting was adjourned after 50 minutes.
- Following the mutual meeting was an organizational meeting of board members to elect officers. Officers remain as before, except Peggy Salazar was elected as the new president.



## In the Spotlight

*Meet Joel and Lana Katz!*



Though both Joel and Lana grew up in the same Pittsburgh neighborhood, they didn't start dating until she was 19 and he 21. After marrying, they decided to move to where jobs were more plentiful in the Washington DC area. Settling in the Laurel suburb, after a few years, they relocated to the Hillandale suburb just outside of Silver Spring. They began their adult life there while raising a son and daughter. Nowadays the grown children live coasts apart and have provided Joel and Lana with four grandchildren.

Lana was hoping to work with kids in a school setting but given the lack of employment opportunities she found work instead

at the American Federation of Government Employees (AFGE) labor union working her way up the occupational ladder and getting a degree in Labor Studies. She ended up working in the Safety & Health department, traveling the country to worksites to assure proper work environment procedures were being followed. Also, she served as a union shop steward in her own workplace.

Joel has his Masters' Degree in Secondary Education and once out of the Army used their education benefits to further his education. He worked in the Special Education field briefly along with being a City Councilman in Greenbelt, MD. He then began a career in chemical sales for a private company but left to form his own chemical sales and industrial supplies business. He worked at that until he retired a few years ago.

After their long careers, they are happy to be in Leisure World for the last few months. Lana is still substituting at an elementary school in Hillandale (which she has been at since her retirement from AFGE). She's hoping though to find substitute work closer to home. Joel is an avid cyclist and is also looking to get involved with the Leisure World HAM Radio Club, a strong passion of his.

Welcome to the neighborhood, Joel and Lana!

Paul Eisenhaur

(301) 460-5588

Hey!  
**WELCOME**  
 We're very  
**GLAD**  
 you're here!

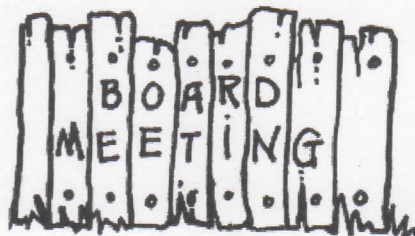


### This & That

- If you'd be interested in **membership on a working sub-committee** to further study and make a recommendation to the Board of Mutual 10 as to lowering the quorum percentage for meetings and capping the percentage of rental units in our neighborhood, please email Peggy Salazar at [psalazar1952@comcast.net](mailto:psalazar1952@comcast.net) or call her at 301-598-0373.
- Reserve time on your calendars now for our **annual July 4th Parade!** We need to represent Kelmescot Village so won't you consider walking the parade route with the Board? The march isn't long, the fun is plentiful, and there's a Mutual potluck afterwards! If you wish to walk in the parade, please email Paul Eisenhour at [paule@lwm10.com](mailto:paule@lwm10.com) or call him at 301-460-5588.
- **Consistent Reminders:**
  1. *Dogs must be on a leash and their "gifts" need to be scooped up.*
  2. *If you have maintenance issues, please call LeRoy Salazar (301-598-0373) before calling PPD or any other company. He will let you know if the issue will be a cost of the mutual or to you.*
- **Regarding Rental Agreements...***As the owner of a unit in Mutual 10, we want to ensure that you are aware of important obligations as an owner who rents out your residence. The first of these obligations is included in our rules: Provide a copy of the lease under which your property is rented. If you have not as yet submitted this required document, please do so now. Mail the lease to Roberta Carter, M-10 Administrative Assistant, 3303 Rossmoor Blvd., Silver Spring, MD 20906. The second requirement is that you must obtain a license from Montgomery County, MD. You are obligated to have and maintain a current license to offer for rent any residence in the county. This legal requirement applies in offering any condominium unit for rent within Mutual 10. In order to ensure adherence to this important legal requirement, you are requested to provide a copy of your license to Roberta Carter within 30 days of reading this. For more information, you can contact the Licensing and Registration office at 240-777-3666 or go to:*

[licreg.intake@montgomerycountymd.gov](mailto:licreg.intake@montgomerycountymd.gov). Please note that at the end of the 30 day period, a list of unlicensed lessors within Mutual 10 will be provided to Montgomery County.

# Thanks



### NEXT BOARD MEETING :

Mutual 10 Board Meeting will be held on May 25, 2017, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend.

**Use Utilities As If You Pay For Them**

**By Bob Morrison, Mutual 10 Resident**

*Our monthly homeowners' fees help pay for common services, including electricity and water. Careless use of electricity or failure to correct water leaks will increase Mutual 10's costs, ultimately leading to higher monthly fees for all 158 owners. It is in everyone's best interests that all of us conserve utilities.*

*Under normal weather conditions every home has a "sweet spot" at which the heating or cooling rarely runs. Moving your thermostat a few degrees can cause a marked increase in electricity usage. It will also cause extra wear and tear on your heating and cooling equipment, which is your responsibility to maintain.*

*Experiment to find that ideal temperature for your home. Wearing a sweater in winter or using a fan in summer can go a long way toward keeping our shared utility costs, and your equipment maintenance and replacement costs, as low as possible. And please, take care of water leaks promptly as they can quickly become very expensive.*

*The charts offer some insights into the costs for your utilities. Note that water rates are for individual homes, not for centrally metered homes, and are shown only for example.*

*Keeping utility usage in check works for everyone's mutual benefit.*

Device	Watts Used	Kilo-Watt Hours	Hourly Cost	Daily Cost	Cost Per Month
Generation, per kWh, no taxes of fees.	Per kWh	0.086	\$0.137	Cost per kWh	
Distribution, per kWh, no taxes of fees.	Per kWh	0.051			
Lamp, LED, 60 watt equivalent	8.5	0.009	\$0.001	\$0.028	\$0.84
Lamp, LED, 75 watt equivalent	11.0	0.011	\$0.002	\$0.036	\$1.081
Lamp, CFL, 60 watt equivalent	15.0	0.015	\$0.002	\$0.049	\$1.475
Lamp, CFL, 75 watt equivalent.	19.0	0.019	\$0.003	\$0.062	\$1.868
Incandescent bulb, 60 watts,	60.0	0.060	\$0.008	\$0.197	\$5.898
Incandescent bulb, 100 watts	100.0	0.100	\$0.014	\$0.328	\$9.831
*Microwave oven	1,400.0	1.400	\$0.191	n/a	n/a

- KW = Kilowatts. kWh = Kilowatts Hours (kilowatts per hour).
- Costs do not include taxes and a number of other charges and fees.
- CFL = Compact Fluorescent Light. LED = Light Emitting Diode

Situation	Gallons Per Hour	Daily Gallons	Monthly Gallons	Daily Cost	Monthly Cost
<b>Water leak, at \$7.68 per 1000 gallons</b>	1.0	24.000	720.000	0.184	5.530
0 to 49 gallons	5.0	120.000	3,600.000	0.922	27.648
Average daily consumption	10.0	240.000	7,200.000	1.843	55.296
<b>Water leak, at \$10.03 per 1000 gallons</b>	1.0	24.000	720.000	0.241	7.222
100 to 149 gallons	5.0	120.000	3,600.000	1.204	36.108
Average daily consumption	10.0	240.000	7,200.000	2.407	72.216
<b>Water leak, ay \$15.90 per 1000 gallons</b>	1.0	24.000	720.000	0.382	11.448
400 to 449 gallons	5.0	120.000	3,600.000	1.908	57.240
Average daily consumption	10.0	240.000	7,200.000	3.816	114.480
<b>Water leak, at \$17.64 per 1000 gallons</b>	1.0	24.000	720.000	0.423	12.701
1,000 to 3,999 gallons	5.0	120.000	3,600.000	2.117	63.504
Average daily consumption	10.0	240.000	7,200.000	4.234	127.008

- WSSC charges by the gallon for water and sewer based on average daily consumption.
- A leak can bring usage to a higher level, increasing the per gallon rate for the month.
- Service charges, system charges, etc. not included.