



MARYLAND MUTUAL TEN  
WWW.LWM10.COM

## THE KELMSCOT VILLAGE TIDINGS

### Board of Directors

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janesalzano@gmail.com

**Vice President:** Bob Morrisson  
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301-942-8726  
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hurdjohn@gmail.com

Cathy Kyle (Distribution)  
301-706-6477  
cbartonkyle@gmail.com

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301-452-0358  
crisrowse@gmail.com

### Important Contacts

**Emergencies** (including flood, tree damage, major damage):  
Daytime: PPD—301-598-1500  
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301-598-1044  
LW Insurance (for fire, flood, major damage): 301-598-1091

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Kevin Wilson  
410-610-9425  
Kevin\_wilson7@comcast.com



### A Word from Our President

Jane Salzano

I would like to express my appreciation to all who attended our Annual Meeting or who sent in their proxy in advance of the meeting. We were able to exceed our required quorum to conduct the business of the Mutual as well as elect a new director. I enjoyed seeing all who came and especially being able to meet some of our newer residents.

I would like to welcome John Hurd as our newest member of the Mutual 10 Board of Directors. He will be taking on the role of Director of Landscaping. John has been working closely with Christine Petersen during the past couple of months on several projects, including the building and installing of our new “Birdhouse” libraries, repairing and rejuvenating some of the benches along the walking trail, and generally getting the lay of the land, so to speak. Please feel free to contact him (see contact info in the column to the left) if you have any questions about the areas around your homes or other areas of our Mutual. His broad-based experience will serve us well and we are pleased to have him aboard.

Please take some time to cruise around this issue of *The Kelmscot Village Tidings*. As always, the newsletter is packed with information about upcoming Mutual events (see “Mutually Yours” on page 2), goings on in Leisure World (“News You Can Use” on page 4), and much more.

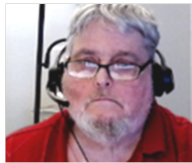
One event that is coming up the end of this month is Leisure World’s Memorial Day Picnic (May 29th). We would like to reserve a table or two for our Mutual to sit together. Each set costs \$1.00, but for the first 25 Mutual 10 residents to call me to reserve a seat, the Mutual will cover the cost. See the separate article on page for more details.

If you have any concerns or questions about our Mutual or other related issues, don’t hesitate to contact me or one of the other Directors. We are more than happy to try and help you in any way we can.

See you around the Mutual!

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## Vice President's Corner

Bob Morrisson

It is often said that April showers bring May flowers. This has been an amazingly dry, and warm, April with minimal rain. Let's hope we do not have a draught this summer.

After five years of serving on the Mutual 10 Board of Directors, Christine Petersen's term is up and John Hurld has stepped up to the plate to fill her shoes. Contact John if you have any questions about your garden or your patio plantings.

Lee Shields, our property manager, continues providing great service working with our residents and taking care of Mutual 10 maintenance issues.

### Maintenance Issues

Jiffy Plumbing is repairing a drain pipe on Ludham Drive that has caused several backups and a flood. Jiffy runs a camera through the drain to locate breaks, roots, or other problems, and then replaces the failed section(s) of pipe.

Frederick Fencing will soon service four troublesome patio gates. They installed the patio fences and gates many years ago.

A Little Trivia – The black gate hardware comes from an Amish buggy maker in Bird-In-Hand PA.

Two roofs will be replaced soon. These are flat roofs with a mansard trim. We are working with a vendor to determine the final specifications, after which work will begin.

### Reserve Study

Our reserve study is done, mostly. We are awaiting the final report, which will help ensure we have sufficient funds available for planned maintenance.

### Spring Cleaning

Gutter cleaning is underway. We are still working on plans for power washing patio walls and gates (but not the floors,) and some or all of our siding. I will keep you informed.

### Reminders

Please remember to turn off your patio light before you go to bed at night. It may seem like a small thing, but every little bit helps in keeping our electricity bill to a minimum.

Remember to check the intake grill on the front (floor level) of your refrigerator. If it is clogged with dust, take a broom or vacuum cleaner and remove the clogs. This will make your refrigerator run much more efficiently and extend its lifetime.

## Mutually Yours...

### Events Coming Your Way:

- **May 29th: Leisure World Memorial Day Picnic.** Leisure World is having a Memorial Day Picnic which will be held on the Lanai at Clubhouse I. To reserve a seat at a table, you must pay a \$1.00 fee. We have reserved a couple of tables at the **3:00 PM seating** for residents of Mutual 10. Therefore, for the **first 25 people** who contact Jane Salzano (301-928-2653 or janesalzano@gmail.com), the Mutual will pay your chair fee. For details about the picnic itself, see your current issue of *Leisure World News*.
- **July 4th: Leisure World 4th of July Parade.** It's been a couple of years since Leisure World has had their 4th of July Parade. Let's celebrate the return of the parade by be a part of it. We can march as "The Kelmscot Villagers" or whatever we want to call ourselves. It will be fun to come up with signs, decorations, etc. Contact Jane Salzano (301-928-2653 or janesalzano@gmail.com) if you want to participate.
- **July 23rd: Mutual 10 Ice Cream Social.** What better way to spend a hot July afternoon than eating good ice cream in the shade of one of our beautiful trees in "Central Park." Ben and Jerry's will be parking one of their ice cream trucks at the edge of the park where you can purchase (cash only) a scoop or two of their delicious ice cream. **Bring the grandkids! We will have games and more.**
- **Save the Date! Dec. 12th: Holiday Luncheon.** It's not too early to mark your calendar for our Holiday Luncheon on December 12th. We are still working out the details, but it's sure to be great!



### Special Guest at Non-Fiction Book Club Meeting: May 18th

Grace Jennings, one of our Mutual 10 residents, has a talented daughter, MJ Hegar, who has published a book entitled, *Shoot Like a Girl: One Woman's Dramatic Fight in Afghanistan and on the Home Front*. The book is the May choice of our Non-Fiction Book Club and MJ will be our special guest on **Thursday, May 18th at 2:00 pm, Potomac Room, Clubhouse 1**. Copies of the book are available for loan. Call Jane Salzano, on 301-928-2653.

We would love to have you join us!



## Treasurer's Report

**Valdon Butler**  
Treasurer

Our finances through February 2023 are as follows:

Income	\$ 246,536
Expenses	\$ 292,774
Excess	\$ <46,238>
Variance from Budget	\$ 9,847
Reserve Balance 02/28/2022	\$ 1,005,979

March and April 2023 financial reports are anticipated to be completed (and available) during May. LW Corporate Finance's 2022 accounting upgrades and reorganization now seems to be on schedule to resume standard monthly production. Thank you for your patience during this changeover.

Special thanks to all residents who were able to attend Mutual 10's Annual Meeting on April 11. Thanks to your participation, we were easily over our voting quorum! I am looking forward to meeting even more of you in the coming months.

Stay safe, stay connected . . . feel free to contact me with any questions about the community finances. I can be reached at newyork2some@yahoo.com or by phone at (301) 288-7175.



## Landscape Report

**John Hurld**  
Director

Here are a few things to remember as you (or your landscaper) are cleaning out the gardens around the outside of your home:

- Wait until azaleas and other similar flowering bushes have dropped their blossoms before pruning. Make sure you don't prune too deep, thus getting into the deadwood.
- Trim bushes and other plants to be at least one foot away from the side of the house. They should be no taller than the gutter line.
- Try to use only natural mulches, not artificially colored. Also, no rock/stone mulches are allowed.
- If you are having a professional landscaper do the work, make sure they bag and take all trimmings with them. If you are doing the work, bag your trimmings (use paper yard bags) and place near the street. Call the Grounds Department (301-598-1314) to notify them you have yard debris for pick-up. Pick-up days are Monday and Thursday.

The landscapers listed below have been recommended by other residents with good feedback.

If you have any questions, please contact John Hurld (240-970-5046 or hurldjohn@gmail.com).

### Landscapers

Jose Mayorga	301-346-5880
Bill Bowers	301-831-7893
Marcus Birznieks	301-610-9721
Carlos Gavida	204-305-8813



## Hospitality Report

**Cris Rowse**  
Director

Let me add my thanks to all who came to our Annual Meeting on April 11. It was a very successful meeting and we are grateful. Thank you also to those who helped set up and take down the refreshments and helped in other ways.

Our next Mutual social gathering will be an Ice Cream Social on July 23rd. However, we are planning to attend the Leisure World Memorial Day Picnic on May 29th as a group, as well as participate in the Leisure World Fourth of July Parade. More information is in the "Mutually Yours" column on page 2. Also, save the date for our Holiday Luncheon on December 12th (more information coming later).

Our President, Jane Salzano, and myself look forward to visiting new Mutual residents and welcoming them to the community. Each new resident receives a packet of helpful information about our Mutual. If you are a new resident and have not been visited by us or received the packet, please contact me so we can arrange to come and meet you. Call 301-452-0358.

If you have any ideas on how we can promote a sense of community and neighborliness in our Mutual, please give me a call (301-452-0358). I'd love to hear from you.



### A Note From Your Editor

"The type is too small!" "Can you include more pictures?" "I like to write poetry. Can you include one of my poems?" These questions/suggestions and more are always welcome. This newsletter serves as an important line of communication here in Mutual 10 and I would like to continue to make improvements. Please contact me, Sue Morrisson, at 301-942-8726 or tidings@lwm10.com. I'd love to hear from you!



## The Kelmscot Village “Birdhouse” Libraries Are Ready for Reading!

Last month, we announced the opening of our two “Birdhouse” Libraries. They were called Open Air Libraries in that article, but it has been decided that they look more like birdhouses, so that’s what we will call them. The two libraries located along the walking path which goes through Kelmscot Village – one on the path near Densmore Court next to the bench and the other on the path off Bigsby Court next to the bench there.

Two photos were included with the article in last month’s issue, but they ended up being quite small, so here they are again in much larger format so you can see how beautiful they are.

Again, thank you to Jane Salzano, Cris Rowse, John Hurld, Peter McPhee, and to Donna Leonard for getting this project off the ground.

We hope you enjoy our new libraries and meet some “new friends” in the books you find there.



Close-up of one of the Birdhouse Library Boxes.



John Hurld resting on bench after installing one of the Libraries

## News You Can Use:

### Medication Disposal Box: Where Did It Go?

What happened to the medication disposal box outside of Med Star Pharmacy? A medication disposal site must be connected to a medical facility like a pharmacy. Since Leisure World no longer has an on-site pharmacy, discarded medications cannot be dropped off at this site.

BUT save your old medications! LW Health Advisory Committee (HAC) just completed its latest DRUG TAKE BACK DAY on April 21st. The HAC will continue to sponsor DRUG TAKE BACK DAYS twice each year! Alternatively, you can drop off your old medications at the CVS in the Aspen Hill shopping center or at a local police precinct (i.e., the one in Glenmont on Randolph Road)..

### Comcast Contact Change

We have a new Comcast representative, Kevin Wilson. His contact information is below, and also on the front page of *The Tidings* each month. Call Kevin for issues affecting you and your neighbors: 410-610-9425 or email [kevin\\_wilson7@comcast.com](mailto:kevin_wilson7@comcast.com). For other Comcast issues, call 855-638-2855 or email [comcast\\_leisureworld@comcast.com](mailto:comcast_leisureworld@comcast.com). Also, the hours that Comcast is onsite in Clubhouse I have been expanded: Mondays from noon to 2 pm and Wednesdays from noon to 3 pm.

### RFID Make-Up Dates:

- Wednesday, May 10, 2023, 9:30am to 12:30pm
  - Wednesday, May 24, 2023, 4:00pm-7:00pm.
- Contact Karen Arevalo at [karevalo@lwmc.com](mailto:karevalo@lwmc.com) or 301-598-1329 to schedule an appointment.

## Did You Know...

After many years of hard work, the Leisure World Golf Course has been officially designated as a “**Certified Audubon Cooperative Sanctuary**” through Audubon International. They were very impressed with how everyone worked together towards achieving this goal. One of those hard working people was our own Christine Petersen who served on the Golf and Greens Committee during the certification process. A sign that reads, “This area has been naturalized to protect wildlife, habitat, and water” is posted near one of the sanctuary areas and pretty much says it all. Read the full article April 21 issue of *Leisure World News*.



## Summary of Mutual 10 Board of Directors Meeting April 27, 2023

Paul Eisenhaur, Secretary

**Community Report** (given by Lee Shields, M10 Property Manager):

- Administration Building - Warfel Construction Company has installed construction fencing in the Admin. Building parking lot, reducing a significant number of available parking spaces. Residents can expect this for the duration of the project (at least a year).
- Gleneagles Drive Culvert Replacement has not yet begun and there are currently metal plates on the site. Residents should know that it is safe to drive over the metal plates.
- RFID - Make up days for RFID are Wednesday, May 10, 2023, 9:30am to 12:30pm and Wednesday, May 24, 2023, 4:00pm-7:00pm. Contact Karen Arevalo at karevalo@lwmc.com or 301-598-1329 to schedule an appointment.
- Please congratulate any LW Golf Course representative for their multi-year effort and hard work to become Audubon certified.
- CINC Accounting software conversion for Mutual10 will likely begin in June.

### Mutual Business:

1. Financial reports from LW have been reported through February, but not yet March.
2. All approved invoices for the month were paid.
3. Mutual10 reserves over \$1mill - greater than last year at this point.
4. Sign, fence, and siding power-washing being considered.
5. The late onset of the grass mowing was deliberate to avoid clumping, allow the longer grass to choke out some weeds (which shorter grass does not do), and allow Spring seeding to take root.
6. The next Mutual10 social will be an ice cream social at the end of July. Detail will be provided in upcoming Tidings.
7. 'Birdhouse' library book exchanges are operational and located on Densmore Ct. and Bigby Ct.

## Summary of Leisure World Board of Directors Meeting April 25, 2023

Paul Eisenhaur, Secretary

- Administration Building - Warfel Construction Company has adjusted their mobilization timeline to mid-April - after which, site clearing, fence

installation and grading will occur.

- Gleneagles Drive Culvert Replacement - Leisure World management was recently informed that State of Maryland funding of \$800,000 for the project will be provided. We expect full roadway closure from the beginning of culvert replacement until surface pavement is completed. Physical Properties staff monitor daily the culvert and roadway for settlement. Safe to drive over metal plates until the project begins.
- RFID - Make up days for RFID are Wednesday, May 10, 2023, 9:30am to 12:30pm and Wednesday, May 24, 2023, 4:00pm-7:00pm. Contact Karen Arevalo at karevalo@lwmc.com or 301-598-1329 to schedule an appointment.
- CINC Accounting conversion for individual mutuals is ongoing.
- LW Golf Course has been Audubon certified.
- 2023 lease renewals for many contractors/tenants are scheduled for negotiation before year's end.
- AED (heart defibrillators located in the three main Trust Bldgs.). Functionality testing is happening to assure all are workable.
- Clubhouse II Auditorium sound system upgrade completion is expected in May.
- Addressing traffic flow at gates by having traffic engineers address; this also includes the on-ramp from Giant.

### ACTION:

1. The LWCC BOD passed a resolution directing that interest shall remain in the reserve accounts that generate the income (as opposed to the previous practice of placing it into the overall operating budget).
2. The LWCC BOD passed a resolution to approve Judith Broida as a member of the Strategic Planning Committee.
3. The LWCC BOD passed a resolution to will establish an ad hoc committee to assist the contracted master planning consulting firm with the development of a Master Plan for Leisure World. In that the Master Plan Working Group has been involved in the selection process of a master planning consulting firm and is known as such to the selected firm, the ad hoc committee will retain its name. (appointing members will be a separate motion)
4. The LWCC BOD approved a resolution by its Chair to appoint the following to serve on the Ad Hoc Master Planning Committee: • Helen Jeffery • Tim Carrico • Linda Wacha.
5. The LWCC BOD passed a resolution to appoint the Adhoc Restaurant Cmt with three members to begin their task. Those members are: Pat Lupson, Chair; Constance Burke; Wayne Curnow; Michael Kirby; Paul Lamonía; Judith Lane



**May 10 from 9:30 am to 12:30 pm and May 24 from 4:00 -7:00 pm: RFID Make-up Date.** Clubhouse II. To sign up for an appointment, contact Karen Arevalo at 301-598-1329 or karevalo@lwmc.com.

**May 25 @ 9:30 AM. Mutual 10 Board of Directors Meeting.** Sullivan Room in Admin. Building. Zoom option available. Please contact one of the directors.

**May 29 @ 3:00 pm: Memorial Day Picnic.** Lanai at Clubhouse I. See details in "Mutually Yours" column.

### Ways to Stay Informed About Urgent Leisure World and Mutual 10 Matters

**Robo Calls:** Leisure World and Mutual 10 occasionally use an auto-dial recorded message to convey important and urgent information to mutual residents. Email Paul Eisenhaur (paule@lwm10.com) to be added to the list. Include the desired contact phone number.

**Leisure World Management Emails:** To receive information/notifications from Leisure World management, go to your profile on the Mutual 10 website (www.lwm10.com). Go to residents.lwmc.com and sign up near the bottom of the Sign-Up page.



### NEW! Comcast Customer Service Contact

Our new Comcast representative is Kevin Wilson. Call Kevin for issues affecting you and your neighbors: 410-610-9425 or email kevin\_wilson7@comcast.com. For regular customer service (if you need a technician, etc.) call LW Comcast Bulk at 1-855-638-2855 or email comcast\_leisureworld@comcast.com



- **So You Have a Dog or Cat?** Did you know that Mutual 10 has a book of "Rules" (available on our website [www.lwm10.com](http://www.lwm10.com)) which clearly outlines your responsibility as a pet owner? The short and sweet of it is your dogs and/or cats must be registered with the mutual, **must be on a leash** when outside your home/patio, they should be kept quiet and under your control, and their "gifts" **should be scooped** up, placed in a bag, and disposed of in your **home** trash receptacle, NOT somewhere else in the community.
- **"But the Birds/Squirrels/Deer/Chipmunks/Etc. Look So Hungry!"** Despite our compassionate desire to feed the Leisure World wildlife, the Mutual 10 Rule Book has very clear guidance: "It is forbidden to feed wildlife within Leisure World of Maryland. This includes, but is not limited to, deer, geese, birds, squirrels and chipmunks." Cute as they are, our wildlife does very well on their own.
- **Outside Decorations Reminder.** Remember, **nothing** may be attached to siding (including the siding on the house inside your patio) or to the fencing/gate (you may use **plastic** wreath hangers). Gates and their hardware should not be altered. Violations will cost you the pricey bill from the siding/fencing company to fix the holes/damage. (Note that **all** gates, fencing and siding are owned and maintained by M10.)
- **About Your Home Garbage/Recycle Pickup Days:** Below is the schedule for garbage and recycling pickups, along with specific requirements for each. (Note that garbage and recycling containers may be put out the night before their pickup days.)
  - **Garbage.** Pickup days are **Monday** and **Thursday**. Please be sure your garbage can is tightly covered (crows are very clever).
  - **Glass/Metal/Plastic Recycling.** Pickup days are **Monday** and **Thursday**. Recycling should be in the appropriate blue container. If you need a blue container, you can get one from PPD.
  - **Paper/Cardboard Recycling.** Pickup is on **Wednesday only**. Paper/cardboard should be placed in a blue recycling container. Large boxes may be set out separately. Please secure properly so paper doesn't fly around when windy.
  - **Yard Debris.** **BY REQUEST ONLY** on **Monday** and **Thursday**. Call the Grounds Department (301-598-1314) to notify them you have yard debris for pick-up. Use the tall, brown paper yard-recycling bags and place them near the street.

"Nothing in life is to be feared,  
it is only to be understood.  
Now is the time  
to understand more,  
so that we may fear less."

— Marie Curie