

**MARYLAND MUTUAL NO. TEN**

# The Kelmscot Village Tidings

October/November 2013

Publication Date: October 31, 2013

## Important Phone Numbers

- LW Administration:  
(301) 598-1000
- LW Security:  
(301) 598-1355
- Main Gate:  
(301) 598-1044
- Comcast:  
(301) 920-9951

## Board of Directors

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

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

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

*Bob Namovicz, Secretary*  
(240) 833-8572  
namoviczb@comcast.net

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

*John McMahon, Director*  
(301) 598-3584

*Dotty VanScoyoc, Director*  
(301) 598-2878  
dotty36@verizon.net

*Bob Blumberg, Tidings Editor*  
(301) 598-5275  
rsblumberg@verizon.net

*Sharon Palmer-Hillman  
Mutual Assistant*  
(301) 598-1316  
spalmer@lwm.com

## FROM THE PRESIDENT

By: Michael Showalter  
301-598-3247 showmt@hotmail.com



## President Message:

**D**aylight savings time has ended and the extra hour of daylight we had to enjoy in the evenings since spring is now gone. As our trees begin to shed their leaves, some will invariably end up in your gutters. If your gutters become clogged so as to cause water to flow into your residence don't hesitate to call us immediately and we will take care of the problem. Otherwise, please be patient: because once the leaves have fallen we will clean everyone's gutters and downspouts.

**Request to Landlords:** A number of homes in Mutual 10 are leased. While we know about many of the leased homes, the mutual does not have any accurate way of knowing which residences are leased and who the tenants are unless we are informed by the landlord. Therefore, if you are a landlord and have not already done so, we ask you to provide the mutual with a copy of your current lease and a phone number for your tenants so that we can keep our resident database up to date.

**Roof Replacement Work:** You may have noticed that a contractor, Clay Kenney, has replaced some roofs

on either an entire unit or the garages of other units. You may be curious as to why these particular buildings were chosen. The reason is that we asked the contractor to assess all the roofs of our buildings and determine which were in the poorest shape. Because we had a limited budget of \$80,000 to spend this year on roof replacement, we used the contractors recommendations as to which roofs most needed replacement within our budgeted amount.

**Visit Our Mutual's Website:** For those of you with internet access please check out the Mutual 10 website ([www.lwm10.com](http://www.lwm10.com)) that our director, Paul Eisenhaur, maintains. He keeps it up to date with photos and announcements of our mutual's recent functions and upcoming activities, attractive pictures from around our mutual and with current versions of mutual documents such as our Bylaws and Rules and Regulations. His photos of Mutual 10's activities and neighborhood are excellent and remind us of good times spent together and the attractiveness of our community. The site includes lists of Leisure World amenities and lots of other interesting information. (cont'd on page 2).



**Attention Pet Owners:** We are having a problem with dog-owners not cleaning up after their pets. County law requires that pets be leashed when outside and that the owners are responsible for cleaning-up after them. Non-compliance is becoming an issue and we ask all residents with a pet to abide by the law and keep our community clean of pet debris. There are county fines for violations and violations at the mutual level will first begin with a letter of non-compliance followed by a substantial fine. We are serious about this situation and intend to enforce it to the letter. Thanks.

**Volunteers Needed:** I want to thank Sue & Bob Busch for taking over delivery of the Leisure World news and Tidings route that Diane and Michael Ivan previously handled. Many thanks to Diane and Michael for their long-standing contribution. Because several of our volunteers who previously served as substitute carriers are now permanent deliverers, we could use some more volunteers to act as substitutes. If interested, please contact me at 301-598-3247. If you volunteer, you will be providing a very beneficial service to our community.

**New Residents:** I would like to call your attention to an announcement from the General Manager's Report in the last Leisure World News about an orientation for new Leisure World residents. This orientation will be held on November 13<sup>th</sup>, at 7:00 p.m. in the Chesapeake Room of Clubhouse I. Refreshments will be served. This item comes from the General Manager's Report which is published in the Leisure World News. The report will keep you informed of plans and activities of importance in the Leisure World community.

**Electric Cars:** If you have an all-electric car (such as the Chevy Volt or a Tesla Model "S") which are designated as "plug-in" vehicles and have not already done so, please call me. The Leisure World Energy Advisory Committee (EAC) is taking an inventory of these vehicles.

We are not interested in residents who have cars such as the Toyota Prius or other hybrids which

do not have "plug-in" capabilities. We are interested in two aspects involving these cars. The first is whether charging stations are needed within some mutuals or Leisure World common properties to service these vehicles. The second is to determine if any of these vehicles are located in master-metered communities such as ours.

**Deer Incident Reporting:** There has been a lot of controversy concerning the deer population within Leisure World and whether they are or are not a problem. A survey is being made from traffic accidents to incidents involving deer within our community. This can run the gamut from traffic incidents to landscaping damage. If you wish to document any incident involving deer, please fill out a questionnaire that Leisure World has disseminated to all property managers or mutual assistants. If you need a copy of this questionnaire, please contact our Mutual Assistant, Sharon Palmer-Hillman at [spalmer@lwmc.com](mailto:spalmer@lwmc.com) or 301-598-1316. This is your chance to weigh in on this controversial issue. If you fill out a questionnaire, be as specific as possible.

**Conservation:** Lower electricity and water costs have resulted in another surplus in our last monthly budget. Our mutual has taken many measures to reduce our electric and water consumption. You can contribute to the savings by doing your best to conserve: It will benefit all of us and help us control monthly fees. We do not want to interfere with the comfort level you desire in your home but all of us can be more conscientious in turning off lights and other appliances when they are not needed.

**Reminders:** Now is the time to have your furnace serviced for the winter. Also, your washing machine's supply lines' lifetime is approximately 5 years. Consider replacing them. Physical Properties Division will replace your hoses with "Floodcheck" hoses whose life span is about 20 years. Consider making the replacement. (*cont'd on page 3*).



With temperatures dropping, the possibility exists that your outside faucets (silcocks) can freeze and break the silcock pipe or faucet. In the worst case it could cause flooding in your home. To prevent that possibility please disconnect your garden hose from your faucet. Second, turn off the inside shutoff to the faucet (located just inside the wall from your outdoor faucet) and then open the outside faucet so any residual water can drain out. The mutual will not pay for repairs that result from a resident's failure to winterize their faucets. If any of you are unable to do this on your own, please contact a board member and we will take care of this problem for you.

**Quick Home Energy Conservation (QHEC)**

**Program:** For new residents, a Pepco/State of Maryland joint program exists in which a Pepco sub-contractor will come to your home and install (absolutely free) a variety of energy savings devices such as Compact Fluorescent Lights (CFL's), low flow shower heads and faucet aerators and other items aimed at reducing your electric and water usage. Most M-10 residents have taken advantage of this program. If you are interested, please contact Gina Mathias [gina@ecobeco.com](mailto:gina@ecobeco.com), (240) 396-2141 x 714 to schedule an appointment or learn more about the services.

**Application Building Modification (ABM) Form:**

If you need to make a significant change to your residence such as electrical, plumbing or additions/modifications to your home you may be required to submit an ABM to get approval for the modifications. There is a lot of confusion about the current ABM form (such as when it is required). The ABM form and process currently is being reviewed to make it simpler and more understandable. The board will keep you advised of any changes. In the meantime, feel free to contact me about the process of completing this form.

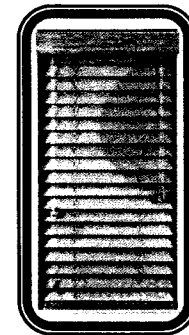
**Board Meeting Change of Date:** Since the November board meeting will fall on Thanksgiving Day, we are changing the next board meeting date to Thursday, December 12 at 9:30am in the Sullivan room. We will resume the regular board meeting schedule in January.



**\*Is Your File of Life Up to date?\***

Recently, an M-10 resident took an unexpected ride in an ambulance; it can happen to anyone. If it happens to you, is all of the important information up to date on the File of Life Card you keep on you refrigerator (you /DO/ have an FOL card there, don't you? Next of kin, current prescriptions, doctors name -- is all correct?

**FREE**

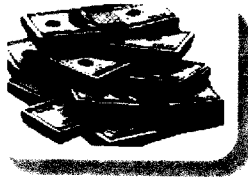


**BILINDS**

**F**OUR (4) mini blinds (cream color) (2) large, Living Room and Master Bedroom, and (2) medium ones, for 2 Guest Bedrooms. Fits Cabot style rambler. They are in great conditions, have brackets and hardware.

If you are interested, please call Sherry at 240-669-8317. Call to make sure I'm home.

Address: 14508 Kelmescot Drive



## Treasurer's Report

By Janet Martin  
 (240) 669-8954  
 janet1martin@earthlink.net

Our finances through September, 2013 are as follows:

Income	\$1,131,999
Expenses	\$1,066,414
Surplus	\$ 65,585
Variance over budget	\$ 66,136
Reserve Balance 9/30/12	\$ 902,943

Any steps taken to conserve energy obviously benefit us all. Thanks to everyone for all that you do.

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



I love singing the same song every month. Both electricity and water came in under budget this month, resulting in another surplus.



## Landscape

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

November is here, with wintry weather expected and it is time to do some gardening chores. Cut down your peonies and pull the last weeds from around your foundation area. Add a light layer of mulch around your rose bushes. Bring your Xmas cactus in and if you had your amaryllis outside for the summer, bring it in and let it dry out in a dark place. By mid-December get some new dirt, set it in an area or by the window where it is most sunny and water it for blooms at Xmas.

There is a new deer repellent which is supposed to be very effective. It is called Deer Scram. I have been using Bobbex and liquid fence.

Next spring I will try the new product and let you know how it works. When driving please slow down and look on both sides of the street, because the deer are very active with the mating season.

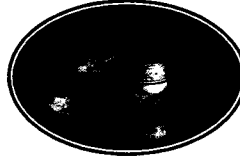
The new trees that we have bought for planting should be in by the time the Tidings is out.

**A REMINDEER ABOUT THE FENCES/SIDINGS. ONLY PLASTIC HANGEERS MAYBE USED. NO NAILS MAY BE USED IN FENCES OR SIDINGS.**

I noticed several hangers not conformed to our rules and nails in the gates holding some decoration, please remove them and plug the holes. I just received some plastic hangers so call me and you will be able to purchase them at \$2.00 each.



**Social Committee**  
By Dotty VanScoyoc  
(301) 598-2878  
dotty36@verizon.net



**AUTUMN COFFEE**

What a wonderful time we had at the annual Autumn Coffee. Sixty of our residents enjoyed the wonderful baked goods that were provided by the Hospitality Committee. This was a wonderful opportunity to chat with your neighbors and make new friends. A special thanks to the Hospitality Committee for providing all the delicious food.



Thomas Dickey - 3300 Densmore Court. 240-558-4529

James & Alycia Ries - 14550 Kelmscot Drive.

**Densmore Court goes to Breakfast**



(Photo by: Bob Namovicz)

Every month the folks on Densmore Court have breakfast together. While everyone doesn't attend every month, October saw the best attendance yet.

Pictured here are, Carolyn Balderson, new resident Tom Dickey, John Christie, John Gist, Virginia Gist, Margaret Mary O'Brien, Elaine Issacs, Lucretia Quinn, Jan Adams, Lois Hughs, Helen McCarthy, Luddy Angiie and Cynthia Beadoin.





## Secretary's View

By Bob Namovicz

240-833-8572

namoviczb@comcast.net

## Things to Do in Leisure World

*The following article is reprinted with permission from the Courts of Mutual Eleven, their newsletter. Yvonne Crooks, a new member of the Wood Shop, and Editor of that newsletter, wrote it.*

The *Wood Shop Users Group* has to be one of Leisure World's best-kept secrets. Hidden in the basement of Clubhouse I, it occupies just over 3,000 square feet of well-organized space that's filled with a variety of "HGTV-type" of machinery and equipment.

### Tools for every project

They have saws galore. A compound miter saw. A band saw. A table saw, and a jigsaw. Other "distinguished tools" include the Jointer, Planer, Lathe, Sander and Drill Press.

All of these "big-shot" tools are connected to a vacuum system that greedily sucks away sawdust and sanded remnants. Dust management!

There's more. It seems every inch of wall space hosts a tool you've never seen before, designed to solve a problem you're bound to encounter.

### Metalworkers are welcome

And if you're into metalworking, there is a full metal shop in the *Wood Shop*. Experienced and amateur metalworkers will not be disappointed.

### Monitors guide your progress

But the pièce de résistance has to be the wide selection of talent in the *Wood Shop* members. Yes indeed. There is a knowledgeable "Mr. Fixit" for every challenge. Some are easily identified by their "Monitor" badge and others, disguised as regular members, willingly offer advice and help.

The *Wood Shop's* position on new members is: *There's always room for one more.* New members needing help get individual and group input to move their project forward, stimulate ideas and unintentionally provoke new challenges. You'll be joining approximately 140 members, seven of whom are women, and at least two are residents of Mutual 11.

### Minor repairs for residents

In the cooler months, the *Wood Shop* may be the perfect place to spend some productive time. Just think of the possibility of making someone a Christmas present. Exciting, isn't it!

The *Wood Shop* also does minor repairs and accepts donations instead of payment. Take a tour. There's always a monitor on duty to answer questions. M-F 9-3 & Sat 9-12 : 301-598-1308.





**FROM THE EDITOR**

By: Bob Blumberg

301-598-5275

rsblumberg@verizon.net

**F**or the first time in a long time I attended a meeting of our Mutual 10 Board. As editor of the Tidings I felt I should go if only to show my face, and perhaps for material for our newsletter. These meetings and the follow up activities are important to all residents of our community, whether a large number of us are aware of the business of the meetings or not. Board discussions involve finances, the appearance of our houses and land, maintenance, safety and the relationship of our mutual with the overall Leisure World community.

The meeting follows an agenda. Handouts, containing the agenda and the minutes of the previous meeting, are provided by our secretary for board members and any visitor who attends. Several matters are discussed informally before the call to order. One of the first agenda items is a briefing of the state of the Leisure World given by an executive of Leisure World. These briefings are usually interesting.

Each board member gives the status of their departments with discussion from other board members. Visitors are requested to hold questions and comments to the end of the meeting. This, however is not adhered to strictly. After the agenda items have been heard, visitors are invited to comment/question and the meeting is then adjourned.

The individuals who are members of the board, perform their tasks with their own opinions, personalities and styles, but they share a common goal to serve the needs of Mutual 10. At the meeting that I attended there were only four visitors, Mr. and Mrs. John Gist, who attend almost all the meetings, Leroy Salazar, and myself. Obviously I found something to write about. So this is a suggestion for all residents of our mutual to take an interest in the operation of the board. Come down to the meeting held on the 4<sup>th</sup> Thursday, meet the officers of your board, and tell them how you feel about our mutual. They appreciate feedback from residents.



The Montgomery County Board of Elections has assigned another Precinct to Leisure World; it will be the Interfaith Chapel, 13-071. They will be sending out notices of your precinct assignment; please save it for future reference (2014). There are now three precincts

13-054 - Clubhouse I

13-069 - Clubhouse II

13-071 - Interfaith Chapel

If you have questions just call 240-777-VOTE, the Montgomery County Board of Elections.