

# TIDINGS

Mutual No Ten

October 2011

## 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  
\*Advice 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

Pat Dunn, Director  
(301) 598-5553  
patdunn29@comcast.net  
\*Welcome new residents and obtain contact  
information

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

## From the President

By: Michael Showalter

301.598.3247 [showmt@hotmail.com](mailto:showmt@hotmail.com)

This is the second issue of the Tidings that is being coordinated by our new editor, Paul McDonald. Paul will most likely be adding to the content of the Tidings and modifying its appearance over the months to come.

However, our primary intent is to keep Mutual 10's residents up-to-date with happenings, plans and accomplishments in our mutual. Your input and opinions about our changing format and content will be appreciated and you can pass your suggestions to Paul, me or another of your board members.

**Board of Directors Vacancy:** On Tuesday evening, I received notification from Pat Dunn, one of our Board of Directors, that she has chosen to resign from the Board due to the necessity of cutting back on her activities. We are saddened by her departure and wish her well.

As a result of her resignation, it falls on me as President of the Board to appoint a new board member who will serve on an interim basis until Mutual 10's Annual Meeting and Election in April 2012. To make this decision in as fair a way as possible I have decided to give every member of the community the opportunity to qualify. Therefore, I am requesting that any

interested member of our community please forward to me a brief account of why he or she would make a good interim board member. This account may include prior experience and/or other reasons explaining why I should choose you for the position. Experience and service within our community will be an important but not overriding factor. Please present your resume to me no later than November 11.

**The leaves are falling:** This means our Fall cleaning of your gutters and downspouts is just around the corner. This Fall we will be using the company that replaces our roofs to clean your gutters and downspouts. The company will also make any needed downspout and gutter repairs and will inspect your roofs as they do their work. Previously we used Physical Properties Division for this service but the roofing contractor was able to offer us a substantially lower bid for the work. John McMahon arranged for this to happen and we want to acknowledge his efforts and thank him for his initiative and for the substantial amount of money he has saved the Mutual.

**Attic Insulation Project:** By the time this issue of the Tidings reaches you we should have completed all but four of the 120 + homes whose attics were envisioned to be insulated this year. We are confident we will complete most if not all of the remaining residences – each of which involves special circumstances which has prevented their completion -- by the target date we gave the county program office (November 5). It also appears that we will end up slightly under budget which is very satisfying.

I want to express my deepest appreciation to your directors Dora Pugliese, Janet Martin

and Paul Eisenhower for their outstanding efforts in administering this project. Dora has worked tirelessly with the insulation company, Absolute Insulation Services, to organize and complete the complex scheduling task required to finish 120 + residences in less than the allotted 4 months. Janet was responsible for the financial aspect of the project and has handled the payment requests and disbursements -- making sure that funds were distributed in balance with the amount of work that was completed. Paul handled the reports portion of the project so that it met the strict county and Federal government's reporting requirements.

**Need for Robo Call –Type Service:** On Saturday, September 10, we received a request from Leisure World management asking that the master-metered Mutuals curtail their energy consumption between the hours of 12:30 pm and 2:30 pm on Wednesday, September 14<sup>th</sup>. The purpose of the request was to test whether Leisure World could cut its energy usage enough during periods of peak demand to qualify for a \$20,000 per year Pepco rebate. The problem this posed for Mutual 10 was how to notify all of its residents in time to have them participate in the test on such short notice. To do this we asked the Social Committee to activate their phone tree which led to the telephoning of all the residents in our mutual about the test. We want to thank the Social Committee for assisting us because we currently have no other way of contacting all of our residents in a timely and efficient manner. However, as a result of this incident, the Board will be looking at the possibility of subscribing to a Robo Call type of service to deal with such situations in the future. Such a service could be used to inform residents about such

Mutual-wide situations such as severe weather alerts, water or electric outages and other urgent events. If adopted, its use would be limited to only the most critical situations.

**Phone Messages:** Sometimes I receive phone messages from residents that simply ask me to call them back without describing the nature of their problem. I'm sure other board members experience the same thing. Please!: When you leave a message for one of us, unless it is of a personal nature, be sure to include a brief summary describing the problem so that we can prioritize it. Given that we have 158 residents in Mutual 10, we receive many phone calls and cannot always respond to them right away. By leaving a brief description of a problem we can respond to the phone calls based on their urgency. If your situation requires an immediate response such as a water line break or other emergency and you cannot get a live person, DO NOT LEAVE A MESSAGE. Call PPD directly at 301 598-1500 or after hours call the Main Gate at 301 598-1044. Thanks for your cooperation.

### **Paul's Place**

By Paul McDonald

This has been the wettest early fall I can remember. Hopefully the weather man has the forecast for sun right. The Mutual Fall Coffee on October 29<sup>th</sup> will give us an opportunity to see old friends and make new ones. There are many new (since last year) people in the Mutual. With the help of some old friends, literally from my childhood, I've discovered a way to have a luncheon party at the drop of a hat. We had such a meeting last week with eight attendees. The lady in charge of food trolled through the deli section of her supermarket

buying a little of this and a little of that including pickles and similar stuff that is fun to eat but we shouldn't do it every day. The spread was presented with disposable plates and implements on a table large enough to accommodate all. We passed the food like a happy family and were into talking about what happened since last we met. Four hours later we were still talking as we started home. It was a blast. Everyone's reaction was, "We should do this more often." I hope we will.

One thing I must remind you about, and I hope I'm not too late, keep your garage doors closed unless you are using them. At this time of the year the little varmints, mice, squirrels, and others are looking for a cozy winter home. If you invite them in they will come. They will even seek the warmth of your auto engine when it gets cold. I've had repairs from squirrels and chipmunks on my car engine.

Since you have recently seen the Mutual's Budget for 2012 you saw how large a chunk of our condo fee goes for energy. Mike Showalter has really gone the extra mile to help us reduce our costs by getting the County Grant to pay for part of our added insulation. That took some time and work. Thank him for it if you see he or Dolores. (she helped a lot)

Shirley Griffin called me to talk about how to get bridge groups started. I don't play bridge but my wife does and several friends do. Most of the community groups, such as the one at Our Lady of Grace Church, only meet once a month and though they help bridge fans meet each other, there must be other ways. If you have suggestions drop me a note or e-mail.

## **ROOFS, GUTTERS & DOWN SPOUTS, ELECTRICAL & PLUMBING**

John McMahon

301-598-1908

Thankfully, there have not been any calls for electrical or plumbing failures in this August - September period.

The few calls for gutter & downspout concerns have been prompted by the overflowing of the gutters due to the unusual severe thunderstorms that have moved through our skies. Our houses have very large roof areas that overload the gutters during the severe storms. This looks like a failure while it is happening but it is not causing water to leak into the houses.

There were no interior leaks. We are checking each call but have had no damage. We will have our semi-annual leaf clean up as soon as most of the leaves have fallen, after Thanksgiving. This will help the gutters and down spouts do their job better. The cost of cleaning up the leaves is going up like all costs, so the Mutual can't respond to many special requests for service. If it saves the property call us.

~ Keep smiling!

## **Landscaping and Grounds**

**By: Dora Pugliese**

The shorter days and cooler nights of Fall are here. It feels great having the windows open to the breeze. It is also the time when the mice are trying to find a warm spot in your garages and homes. Put a couple of traps close to the walls to catch them.

The new stink bugs are also trying to get in for the winter. Don't squash them in the house the smell is not very pleasant.

We had some very big ferocious looking bees. They don't sting. They are called cicadas bees. They eat cicadas and then go back under ground. Leave them

alone and their holes with a mound of dirt around are good for the lawns. We also had some small bees with nests under ground. I could work in the middle of them and they just ignored me. Be patient and they will be gone after a month.

This coming week our lawns will be aerated and seeded. Three dogwoods and three arborvitaes were purchased to replace the trees which were removed.

The pretty gardens of the month are :  
Mrs. Shirley Dennison, Kelmscot Dr.  
Mrs. Scoyoc, Kelmscot Dr.  
Dora Pugliese [1@verizon.net](mailto:1@verizon.net)  
301-598-0265

## **Fences and Gates**

**By: Joan Byrnes**

Holidays will soon be here and residents like to decorate their homes. I send a reminder to use only plastic hangers for wreaths and decorations. Don't put hooks or nails in the fence or gate. The Mutual still has some of the hangers. The first is free, the second and more are \$2.00 each. The fences remain in good shape. No problems were reported.

Joan Byrnes 301-598-4949

## **SPECIAL THANKS TO ALL**

As of this writing, only one unit in Mutual 10 remains to be insulated. It's been a BIG, LONG project. But it could not have been done without the fabulous cooperation of all our residents here in the Mutual. We fully expect positive outcomes from this, so please know each you played a very important role in its success. Also, our board president, Mike Showalter, was the chief reason for this entire project. He facilitated this project from its start and was very integral the entire time. Whenever you see him, you might thank him.

**SCOPE OF SERVICES OFFERED BY  
PPD's DEPARTMENTS:**

**Appliance Department:** Repair/replacement of all major appliances – washer, dryer, dishwasher, refrigerator, ice maker, cook top, range, range hood, microwave and freezer. Some appliances are in stock or available for quick installation.

**Carpentry Department:** Door/window repair, drywall work, rescreening, non-structural building repairs, cabinet/countertop repairs and/or replacement, lock repair/replacement.

**Electrical Department:** repair/replacement of outlets, switches, circuit breakers; installation of smoke sensors, ceiling fans, light fixtures, electrical wiring and electrical panel inspection.

**Heating and Air Conditioning Department:** Repair/replacement of HVAC equipment; renovation of installation and repair of electronic air filters and humidifiers; installation and repair of exhaust fans; regularly scheduled maintenance as recommended by the manufacturer.

**Plumbing Department:** Repair/replacement of hot water heaters, faucets, sinks, toilets, instant-hot; replacement of water filters; repair to water pipes, drain lines; clearing of drain stoppages; repair of frozen water lines.

**After-Hours Department:** One employee is on duty to respond to emergencies, such as uncontrolled water leaks, electrical outages, etc. Hours are Monday through Friday from 4:30 PM to 12:00 midnight; Saturdays, Sundays, and Holidays from 8:00 AM until 12:00 midnight. Service provided

between midnight and 8:00 AM will be charged at the overtime rate of time and one-half. Call the Main Gate at 301-598-1044. PPD can also schedule some minor routine service calls at these times, upon request.

Service calls of 30 minutes or less will be billed at a charge of \$35.00 plus materials. Calls of more than 30 minutes will be charged at the hourly rate in 15-minute increments. The exceptions are service calls for replacement of an interior incandescent light bulb or smoke detector inspection/battery replacement, which are charged at \$20.00 plus materials.

Materials and supplies commonly used by many residents, such as light bulbs and furnace filters are available “over the counter” in the PPD building. Our prices are competitive with those in the surrounding area, but are available closer to your door.

PPD can also remodel your kitchen and bathrooms. Visit the Kitchen and Bath Showroom near the Warehouse sales counter. Browse through our samples and catalogs; make an appointment to have our sales representatives visit your home.

We are conveniently located adjacent to the Medical Center at 3301 N. Leisure World Blvd. Our hours are Monday through Friday from 8:30 AM until 4:30 PM. Please call us at 301-598-1500. We look forward to serving you!

**Our next meeting of the Board of Directors is scheduled for October 27, 2011 at 9:30 a.m. in the Sullivan Room of the Administration Building. All are welcome to attend.**