

MARYLAND MUTUAL NO. TEN

The Kelmscot Village Tidings

October 2014

Publication Date: October 27, 2014

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- LW Security:
(301) 598-1355
- Main Gate:
(301) 598-1044
- Comcast:
1-855-638-2855

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



President's Message:

From Mike Showalter, President

Delores and I were in Texas to visit relatives from late September to mid-October. We were pleasantly surprised to see it so green here. There must have been some good rains while we were gone. Here is the news as I know it.

Dog Problem: We have had a situation with a sometimes aggressive dog running free in the mutual. Please keep your dog under control at all times and report to Dora Pugliese or me about any such problem. In the case of a dog bite or confrontation with a dog, notify Security, Montgomery County Animal Control and a board member. If the confrontation results in a bite, seek medical attention. Dog bites are puncture wounds which are prone to becoming infected. Remember that residents are responsible for main-



taining control of their pets at all times. This is required both by the county and the Mutual 10 rules.

WSSC Update: During the week of October 12 WSSC completed the final patching of their excavation work on Ludham Drive. As of this writing, the concrete and finishing work will be done and the road surface on Ludham should be smooth again. Once work on Ludham Drive is complete we will assess the quality of WSSC's work. We'll then determine whether to use WSSC's contractors for completing our remaining roads where trenching occurred or to choose a non-WSSC contractor to do the job. Assuming the work done is adequate, the advantage is that we will have no out-of-pocket expense – which otherwise would cost us thousands of dollars. We'll keep you informed.

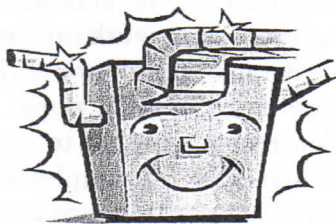


Pot Luck Dinner: The Mutual's next social function is the Pot Luck Dinner which was so successful the first time. It will be held on

December 4. Mark your calendar. More details will follow as the date approaches.

Applications for Building Modifications (ABMs):

We have been receiving quite a few ABMs from residents who are upgrading their property. Some of these ABMs have been incomplete. A particular problem has been failure to provide a copy of the contractor's license and a Certificate of Insurance (COI). You should contact the contractor to provide both documents. With respect to the COI, it should list three beneficiaries: Leisure World of Maryland, Maryland Mutual 10 and your name. Failure to provide these items will hold up your ABM until the documents are received. Also make sure you provide dimensions of any enclosed area (enclosed patio, bonus room, sun room, etc.) and of any new windows and doors. For windows you should also provide the U-factor, which is a rating of the energy efficiency (or insulation value) of those items. These dimensions will affect the amount of your monthly condominium fee.



Furnace Check-up: With colder weather approaching it is a good time to contact Physical Properties Division (PPD) or another contractor of your choice to have your furnace checked out for the winter. Whether you do that or not it's important to change your furnace filter. Dirty filters restrict the flow of air through the system, cut back on energy efficiency and put more strain on your blower fan motor. The filters for most of our furnaces are an odd size that Home Depot doesn't carry. You can get them at PPD. You should change your filter every three months.

Winterize Your Outdoor Faucets: It's that time of the year again. Before the next freeze you should winterize your front and back

outside faucets until spring. To do so follow these simple directions: 1) Disconnect your hose from the faucet; 2) Go inside and find and close the shutoff valve for the faucet (the shutoff valve will be just on the other side of the wall from the outdoor faucet); 3) Go back outside and fully open the outdoor faucet so that any residual water can drain out. If the faucet keeps dripping after about 15 seconds, go back inside and tighten the shutoff valve some more. The shutoff valves are in an awkward location to get to. If you can't turn them off yourself, contact a board member to arrange to do it for you. **Remember: The cost of replacing faucets that freeze and break because they are not winterized is the responsibility of the resident.**



New Section for the Tidings: With this issue we are creating a section named **Residents' Forum**. This will offer residents the opportunity to address issues of interest to the mutual or Leisure World community. It will not include political matters, insulting articles or articles about an issue that is only of specific interest to the resident (such as a maintenance matter with one's residence). The editor reserves the right to decline such articles. In this issue one of our board members, Bob Namovicz, expresses concerns about the addition of a new administration building under consideration as part of the Facilities Enhancement Plan (FEP). Your contributions are welcome for future Tidings. If you have an article email it to me at showmt@hotmail.com.

Next Board Meeting Date Change:

There will be no November board meeting. The next board meeting will be on December 11 at 9:30 a. m. . In January we will return to our usual Board meeting schedule which is the 4th Thursday of the month at 9:30 a.m. in the Sullivan room.

Treasurer's Report

By Janet Martin

Our finances through September, 2014 are as follows:

Income	\$ 1,166,107
Expenses	\$ 1,171,465
Deficit	\$ (5,357)



Variance under Budget \$31,493



Reserve Balance 9/30/14
\$ 653,237

We had another good month in September, although not quite as good as August. Let me explain in more detail the terminology I use above:

We have spent \$5,357 more than our income so far this year, thus, the deficit. However, we budgeted for a deficit of \$36,850 through September so we are ahead of budget by \$31,493. Our total budget for 2014 was for a deficit of \$50,000. This end result, and our intention, is that our Prior Year Retained Earnings account (the accumulation of any prior years' surpluses) is reduced by \$50,000 and our reserves are increased by \$50,000. This is a means to shift some of this surplus from prior years into the reserves and thereby increase the reserve funds without further increasing condo fees for that purpose. Our 2015 budget will transfer \$40,000 in the same manner.

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

Time to Winterize!

By Bob Namovicz

Autumn is with us now, and it is time to get ready for winter. Taking some simple steps now can help prevent unhappy experiences when the cold temperatures of winter arrive.

Start with making certain your heating system is ready. You should be changing the filter in your furnace, or calling PPD to do this for you since it has the odd-sized filter which is not generally available. Qualified service personnel can also test the functioning of your furnace, and make whatever adjustments are needed. This might be a good time to adjust your thermostat — make sure cooling is off, and heating is on.

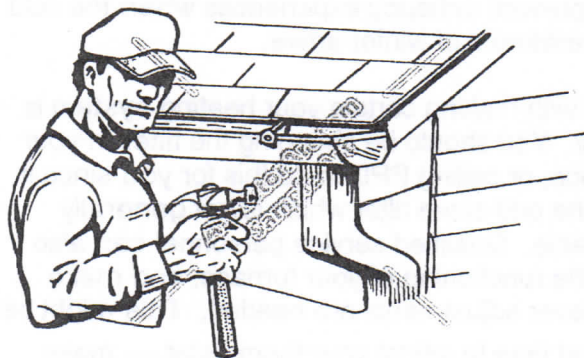
Next, make sure that outside hoses are disconnected, and that the faucets are turned off from the inside and drained. Failure to do that can lead to pipe breakage in freezing weather. There is sure to be some of that. Pipe freezing due to neglect is NOT covered by your Mutual, so be sure to avoid this possible extra expense. Make certain that your storm door (you DO have a functioning storm door, don't you?) is set in the cold weather configuration. This may involve installing the window glass in place of the screen, or it may be simply pulling the glass into place. If you aren't certain, one of your Board Members may be able to help.

Finally, get your vehicle winterized. Have your favorite mechanic test your battery, and replace it if necessary to be sure you will be able to start during cold weather. It may also be time to replace anti-freeze as well.

Enjoy the glorious fall colors; but get ready for winter while you can!



Landscaping



Fall is here!. Time for a last inspection of your foundation plantings. Pull out the last straggly weeds and don't prune your evergreens yet. Wait until December or even better March. If you have pine trees near your house gather the pine needles; they are a great mulch for azaleas and rhododendrons. It is also the time to plant your bulbs.

If you don't want the grounds people to blow the leaves and mulch from your flower beds, get a couple of red reflectors and place them in front of your plantings.

Gutter clean up will be at the end of November or beginning of December when most of the leaves are down .

Any Questions: call me at

301-598-0265

Dora

New Post Office Nearby on Connecticut Avenue By Bob Namovicz

With Holiday Shopping about to begin, you may be thinking about package shipping.

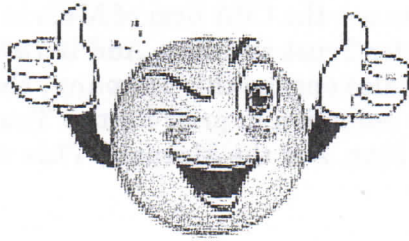
Did you know that there is a brand new, full service Post Office in our neighborhood? It is the old Post Office building located on Connecticut Ave., between Bel Pre Road and Georgia Avenue, and is just 0.8 miles from the Connecticut Avenue gate. The building has been completely renovated on the inside and provides a new option for handling packages and mail.

The newly renovated building offers many generous parking spaces, including a number intended for the handicapped; a well-staffed full service counter, open during the hours 9-5 M-F, and 9-1 on Saturday; and an optional "Self Service" machine that is available 24 hours a day!



Of course we continue to have other options: the small part-time Post Office off of the Administration Building Lobby, which is open from 8am to 2pm M-F. It is a half mile from the same Kelmscot junction. The Post Office in Leisure World Plaza has the same hours of operation, and is also .8 of a mile away (involving sometimes precarious driving through the Plaza) access road.

Options for shipping packages also include UPS and FedEx, both of which will come to your residence and pick-up your package, for an additional fee.



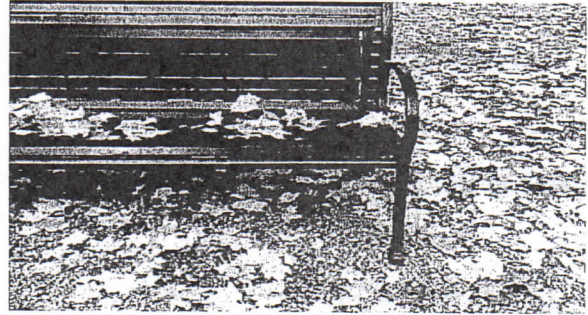
POTLUCK DINNER

By Dotty VanScoyoc

Back by popular demand is the Potluck Dinner. Please mark your calendar for December 4th. The dinner will start at 5:00 PM in the Activities Room at Clubhouse II. Later in the month you will receive a flyer giving more details.



POTLUCK DINNER



How About a Memorial Bench?

By Bob Namovicz

You may have noticed that the Board removed a bench from our "central park" near 14628 Kelmscot Drive. This had to be done, because the concrete base had deteriorated so much that the bench was unstable and dangerous. We would very much like to replace the bench, and perhaps even add others into our lovely central park.

Some time ago, a resident had a "memorial" bench installed in the park behind Densmore Court, which you are welcome to see, and try out. The Board would welcome having Residents sponsor a few more such benches in the park.



If you are interested in having a bench installed to honor a loved one, please contact Dora Pugliese, or any Board Member. We will be able to provide costs and specifications in order to expedite installation.

LWCC BOD Summary

By Paul Eisenhaur

The 9/30 LWCC BOD summary is as follows:

** Recognition by the BOD was given to a Giant employee and LW resident who interceded and prevented a LW resident from falling prey to a telephone scam that would have her handing over a very large sum of money.

** StreetSense, architect for Trust building projects, presented a concept plan of the Crystal Ballroom renovation. It was preliminary and looked to replace the current chandelier with different lighting treatments that have a chandelier feel. But they acknowledged that there will be forthcoming plans that include the current chandelier.

Action Items:



1. A motion was approved for funding of a new Communications Director who would work primarily as the LW News editor. Though this job is funded in the approved 2015 budget, a desired 2014 start could be funded by a significant operational surplus through the end of the year.

2. BOD approval was given for revised LW News guidelines. This is a community paper representing news from residents, clubs, groups, and anything related. This, however, will not address internal mutual matters.

3. BOD approval was given for the final concept plan of the new fitness center. This plan will now move to the architectural design phase.

4. A motion was made by the Audit Advisory Committee to use the CPA firm of Malvin Riggins and Co for Trust auditing. And if 75% of the mutuals also engage this company, there will be a 5% reduction in price for the Trust, Retirement Plan, and the Mutuals. This motion was passed.

Updates:

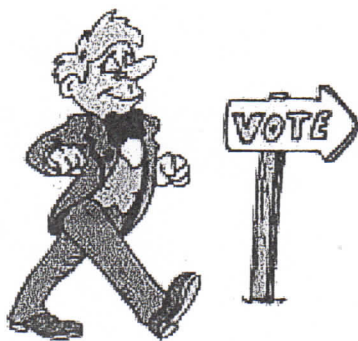
- The RFP to have fiber optics laid in the community should go out soon... expect 10 weeks for return bids to be decided on. All fiber optics should be laid by early 2015.

- A major training program for LWMC employees has begun and be ongoing. This training is dealing largely with customer training and job capabilities. HR is sponsoring this.

- All FEP, with the exception of the fitness ctr, are in the concept phase with ongoing discussions in appropriate advisory committees.

- Jolene King is working with WSSC to resolve the financial and quality work deemed unacceptable by many LW mutuals, including mutual 10. She is communicating with WSSC frequently and reporting to affected mutuals regularly as to available options to rectify issues.

- LWMC reported the status of impending contract renewals and those that are ongoing within trust operations.



PLEASE VOTE: TUESDAY NOVEMBER 4

The mid-term elections are coming up. You will be voting for a new governor as well as numerous other state and county officials. The fate of the United States Senate hangs in the balance. Every vote is important, so whether you are a Republican, Democrat or Independent make sure you vote. The voting place for all of Mutual 10 residents is the Interfaith Chapel on Leisure World Boulevard.

RESIDENT'S FORUM

It is Time NOW to Make YOUR Voice Heard!

By Bob Namovicz, Mutual 10

Residents have recently seen and heard numerous suggestions about the Facilities Enhancement Plans (FEP) for changing Trust properties. Some urge major or minor adjustments to the suggestions for the Administration Building made by Streetsense, our architect; others recommend leaving the Lawn Activities undisturbed; some comment on planning for automobile access to the renovated restaurants; many have given solid reasons for leaving the Crystal Chandelier in place in a renewed Ballroom; parking access is a concern of many; preserving

environmental assets concerns others. Many are worried about the cost of proposed changes.

All of these concerns – some expressed eloquently; some shouted in threatening terms – are ALL healthy for Leisure World of Maryland. Too often in the past, residents have taken a “leisurely” approach when asked to help shape the community we live in and love.

When the FEP was being developed last year, several “Open Forums” sought input. I attended most of them – *usually along with fewer than 30 other residents*. Recent Open Forums drew similar sparse attendance. All too often, when discussing plans for the Administration Building, I have heard back, “they are going to do WHAT?”

Participation should be taking the place of leisure!

As we approach our 50th Anniversary, we have an opportunity to shape Leisure World of Maryland for its NEXT half century. Granted, few will have the opportunity to fully experience the results; but we *all* have a responsibility to help shape the community for the benefit of those who follow us as residents.

That REQUIRES participation! We can, and *must* do better.

You should try to attend upcoming meetings of our Mutual Board, and Board of Directors meetings to inform members about your opinions. You should express your views at Open Forums (*such as the discussion of the FEP scheduled for Tuesday, November 18 at 3:00 p.m. in Clubhouse I*). You should also try to attend the next meeting of the LW Board of Directors on Tuesday, November 25 at 9:30 a.m. in Clubhouse I. It may be your last chance to speak up on various aspects of the FEP before binding decisions are made.

There is plenty of time for leisure AFTER we make the best possible plans for the Trust Facilities; NOW is the time for YOU to help shape those plans.



FACILITES ENHANCEMENT PLAN (FEP) INFORMATIONAL MEETING

Tuesday, November 18, 2014

3:00 pm

Crystal Ballroom Clubhouse I

**There is much talk in the community about the projects in the FEP----
Administration Building, "access" road and lawn activities,
Fitness Center, Restaurants, Crystal Ballroom, PPD Customer Service,
Golf Course and irrigation pond rehabilitation**

**Are you sure that what you are hearing is accurate?
What are your questions?**

Come to the FEP Meeting to learn the:

- ✓ status of each project in the plan
- ✓ next steps
- ✓ funding sources

If you plan to attend, contact the E&R Department at ext. 1300

5. Metro Bus Service –

Please be advised that members of the community, elected officials, and management of Leisure World of Maryland Corporation continue to work, and will meet with Metro officials, to request reinstatement of full service to the community. As an interim step, Metro has provided the following schedule, effective immediately:

Y4 Leisure World-Olney Line							
Southbound				Northbound			
Medstar Montgomery Medical Ctr	Georgia Ave & MD 198	Georgia Ave & Norbeck Rd	Leisure World	Leisure World	Georgia Ave & Norbeck Rd	Georgia Ave & MD 198	Medstar Montgomery Medical Ctr
8:25 AM	8:30 AM	8:39 AM	8:43 AM	8:00 AM	8:03 AM	8:09 AM	8:13 AM
9:10 AM	9:15 AM	9:24 AM	9:28 AM	8:45 AM	8:48 AM	8:54 AM	8:58 AM
9:55 AM	10:00 AM	10:09 AM	10:13 AM	9:30 AM	9:33 AM	9:39 AM	9:43 AM
10:40 AM	10:45 AM	10:54 AM	10:58 AM	10:15 AM	10:18 AM	10:24 AM	10:28 AM
11:25 AM	11:30 AM	11:39 AM	11:43 AM	11:00 AM	11:03 AM	11:09 AM	11:13 AM
12:40 PM	12:45 PM	12:54 PM	12:58 PM	12:15 PM	12:18 PM	12:24 PM	12:28 PM
1:25 PM	1:30 PM	1:39 PM	1:43 PM	1:00 PM	1:03 PM	1:09 PM	1:13 PM
2:10 PM	2:15 PM	2:24 PM	2:28 PM	1:45 PM	1:48 PM	1:54 PM	1:58 PM
2:55 PM	3:00 PM	3:09 PM	3:13 PM	2:30 PM	2:33 PM	2:39 PM	2:43 PM

6. Lifeline Emergency Call System Update –


The new "Go Safe" program will be announced in the month of October. This new service will provide emergency response service outside of the home. Additional information on the service and pricing will be released by the end of October. Details will be published in the *Leisure World News*.



Senior Fit

Holy Cross Health, Inc. in partnership with National Lutheran Communities & Services, Kaiser Permanente, MGN Family Foundation, the Montgomery County Dept. of Recreation, Maryland-National Capital Parks and Planning Commission and local churches offers Senior Fit, a 45-minute exercise class designed for adults age 55 and older that focuses on strength, flexibility, balance, coordination, and cardiovascular endurance. Exercise helps to prevent falls, manage chronic illnesses and improve quality of life. Classes are ongoing and a physician's consent form is required to participate. To request a consent form, call (301) 754-8800 or go to the HC website, www.holycrosshealth.org.

Location	Address	Instructor	Class Days & Times
Montgomery County			
Asbury Methodist Village	409 and 417 Russell Ave. Gaithersburg, MD 20877-2801 (301) 987-6255 Contact: Shannon Babb	Keith Federman	M/W 4:30 – 5:15 pm (Mon. – 409 Rosborough Cultural Arts and Wellness Center Wed. – 417 Community Bldg., Hefner Auditorium)
Bauer Drive Community Center	14625 Bauer Drive Rockville, MD 20853 (240) 777-6922 Contact: Alex Taylor	Keith Federman	M/W 9:00 – 9:45 am M/W 10:00 – 10:45 am F – 9:15 – 10:00 am
East County Community Center	3310 Gateshead Manor Way Silver Spring, MD 20904 (240) 777-8090 Contact: Jewell Lyons	Chatarina Lindvall	M/W/F 10:45 – 11:30 am
Germantown Community Center	18905 Kingsview Road Germantown, MD 20874 (240) 777-8095 Contact: Doug Simpson	Keith Federman	Tu 1:45 – 2:30 pm Th 11:30 – 12:15 pm
Gwendolyn Coffield Community Center	2450 Lyttonsville Road Silver Spring, MD 20910 (240) 777-4900 Contact: Receptionist	Bette Crockett	Tu/Th 10:30 – 11:15 am
Holly Hall Apartments	10110 New Hampshire Ave. Silver Spring, MD 20903 (301) 439-8652 Contact: Stephanie Gilbert	Erika Boykins	M/W – 11:00 – 11:45 am
Holy Cross Senior Source	8580 Second Avenue Silver Spring, MD 20910 (301) 754-8510 Contact: Mary Bulla	Patricia Smith Bette Crockett	M/W 9:15 - 10:00 am M/W 2:15 – 3:00 pm
Long Branch Community Center	8700 Piney Branch Road Silver Spring, MD 20901 (240) 777-6975 Contact: Mary Pelz	Patricia Smith	M/W 12:00 – 12:45 pm

Location	Address	Instructor	Class Days & Times
Margaret Schweinhaut Senior Center	1000 Forest Glen Road Silver Spring, MD 20901 (240) 777-8085 Contact: Helen Abrahams	Chatarina Lindvall Chatarina Lindvall Bette Crockett Susan Feller/Norah O'Donnell	M/W 8:30 – 9:15 am M/W 9:30 – 10:15 am T/Th 9:00 – 9:45 am Sat. 9:30 – 10:15 am
Marilyn Praisner Community Center	14906 Old Columbia Pike Burtonsville, MD 20866 (240) 777-4970 Contact: Carol Brown	Jane Chente-Wu Adams Jane Chente-Wu Adams	M thru F 9:00 - 9:45am M/W/F 10:00 – 10:45 am
Rockville Senior Center <i>(Meets at Lincoln Park CC the first Wed. of the month)</i>	1150 Carnation Drive Rockville, MD 20850 (240) 314-5019 Chris Klopfer	Rebecca Aehle Rebecca Aehle	M/W 1:30 – 2:15 pm M/W 2:20 – 3:05 pm
Ross J. Boddy Community Center Under renovation, currently meeting at Emmanuel Brinklow	Emmanuel- Brinklow Seventh Day Adventist Church 18800 New Hampshire Ave. Ashton, MD 20861 301-774-0400	Rebecca Aehle	Tu/Th 9:00 – 9:45 am
The Lutheran Church of St. Andrew	15300 New Hampshire Ave. Silver Spring, MD 20905 (301) 384-4394 Contact: Marilee Tollefson	Keith Federman	Tu/Th 9:15 – 10:00 am
The Oaks Apartments	321 University Blvd. W. Silver Spring, MD 20910 (301) 681-6632 Contact: Myriam Lemmerman	Erika Boykins	M/W 9:45 – 10:30 am
The Village at Rockville 	9701 Veirs Drive Rockville, MD 20850 (301) 424-9560 ext. 17604 Contact: Jessica Hillenbrand	Susan Feller	M/W 4:00 – 4:45 pm
Wheaton Community Center (Friday class is held at Mid County Community Center 2004 Queensguard Road Silver Spring, MD 20906)	11711 Georgia Ave. Wheaton, MD 20902 (240) 777-8057 Contact: Kimberly Bryant	Karl Haddad	M/W/F 11:00 – 11:45 am
White Oak Community Recreation Center	1700 April Lane Silver Spring, MD 20904 (240)777-6945 Contact: Shememe Williams	Chatarina Lindvall	T/F 9:00 – 9:45 am

Location	Address	Instructor	Class Days & Times
Prince George's County			
Bowie Municipal Gym	4100 Northview Drive Bowie, Maryland 20716 (301) 809-2388 Contact: Donna Hooper	Nancy Shaffer	M/W/F 9:00 - 9:45 am
Greenbelt Community Center	15 Crescent Road Greenbelt, MD 20770 (301) 397-2208 Contact: Karen Haseley	Bonnie Johnson Karl Haddad	M/W/F - 9:00 – 9:45 am
Langley Park Senior Center	1500 Merrimac Drive Hyattsville, MD 20783 (301) 445-4508 Contact: Brenda Harris	Nancy Shaffer	Tu/Th 11:15am – 12:00 pm
P.G. Plaza Community Center	6600 Adelphi Road Hyattsville, MD 20783 (301) 864-1611 Contact: Sara Swarr	Chatarina Lindvall	Tu/Th 11:45 - 12:30 pm
Rollingcrest-Chillum Community Center	6120 Sargent Road Chillum, MD 20782 (301) 853-9115 Contact: Glen Reynoso	Karl Haddad	Tu/Th 9:15 – 10:00 am
Washington D.C.			
Takoma Park Baptist Church	635 Aspen Street, NW Washington, D.C. 20012 (202) 723-4700 Contact: Lolinda Mosely	Patricia Smith	Tu/Th 8:30 – 9:15 am
Zion Baptist Church *RESTRICTED	4817 Blagden Avenue, NW Washington, D.C. 20011 (202) 723-8537 Contact: Regina Johnson	Karl Haddad	T/Th 10:45 – 11:30am