

MARYLAND MUTUAL NO. TEN

The Kelmscot Village Tidings

Important

Phone Numbers

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(301) 598-1000
- LW Security:
(301) 598-1355
- Main Gate:
(301) 598-1044
- Comcast:
1-855-638-2855

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MUTUAL WEBSITE

www.lwm10.com

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FROM THE PRESIDENT

By: Dora Pugliese
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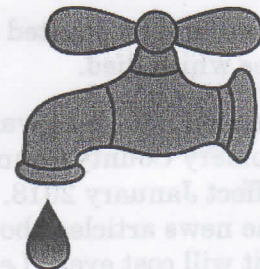
President's Message: President: Dora Pugliese

Fall is here and we have already had a couple of freezes. Now is the time to winterize your spigots. Turn the water off inside your house - usually in the closet in your living room for the front spigot and inside one of your kitchen cabinets for the patio spigot. Let the outside spigots run until the water stops and then close it. Home Depot sells covers for spigots. They are very easy to install and not expensive. If you are not able to do this on your own, call me and I will be happy to help you.

WSSC is finally finishing their work on Kelmscot Drive. Next year we'll do additional concrete and asphalt work on driveways, walkways, and streets, up to our budgetary limits.

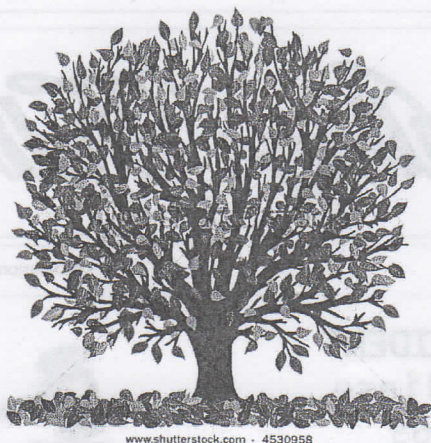
Thanks to all of those who have volunteered to serve on Leisure World advisory committees. We still need representatives for the Audit, Golf and Greens, Government Affairs, Health, and Leisure World News committees. The time commitment is not extensive but you would be providing a valuable service to the community. Please consider it and let me know if you are interested.

Dora Pugliese 301-598-0265



Year-end Board Meeting

Thanksgiving has pre-empted the regular meeting of the Mutual 10 Board of Directors and Christmas will be doing the same for December. In order to accommodate these Holidays, the Board will be meeting only once, on December 17. This meeting will be held in the Annapolis Room, instead of the Sullivan Room. As always, all Residents are welcome to attend this, and all meeting of the Board!



LANDSCAPE

By: Dora Pugliese

Mutual 10 looks great with the colorful leaves. Too bad they will fall very soon. The crew from McFall & Berry is currently using mulching lawn movers. This is great for our lawns. Gutters will be cleaned in December after all of the leaves have fallen.

Our daffodils bulbs are all planted. The liriopie are going to spend the winter on my patio in a big planter to help them get bigger for spring planting.

New trees will be planted next week to replace the ones which died.

An amended bill 52-14 was passed by the Montgomery County Council recently; it will be in effect January 2018. You have probably read the news articles about this bill. Be assured, it will cost every Leisure World resident more money in their condo fee. It is not a good bill. With elections coming up next year, a lot of politicians will be visiting Leisure World to solicit our votes. Please let them know that you are against this bill. We all want more of an organic program for our lawns and trees and we are getting to this goal but this bill is not the way to do it. As one step, the master gardener organization that I belong to teaches the children in public schools how to grow organic vegetables. All of the master gardeners of MD are against the bill 52-14.

Enough of politics for today. After the first big freeze, you can trim your boxwood bushes.

I usually list the names of landscapers but, since it is the end of the season, just give me a call if you misplaced their names.

Dora



BOARD MEETING

Mutual 10 BOD Summary

Summary of October 22, 2015
M-10 Board Meeting

By Bob Namovicz

General Manager Kevin Flannery reported that the 2016 Budget continues to project surplus; recent Montgomery County legislation will require adjustment in pesticide uses, beginning in 2018; re-sales continue to be strong; the Ballroom renovation is complete; other FEP projects are in process. Planning for the 50th Anniversary celebration are proceeding. Several concerns by Board Members were addressed.

Treasurer Martin reported that the Mutual remains on budget for 2015; the proposed 2016 Mutual budget was discussed and the 2016 budget was approved; no comments had been received from Residents; the Board adjusted allocations by shifting the Gazebo reserve into increased roofing replacements; the over-all budget was not affected by this.

Roof replacements for this year were adjusted and approved.

Invoices were approved for payment.

A Coffee is planned for October 31; the Potluck

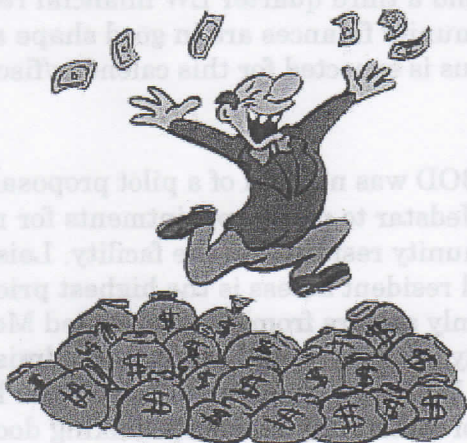
date was changed to December 10

The Board will hold one combined November-December meeting on December 17, in the Annapolis Room.

An updated survey of roof replacement needs will be sought.

Following a report that the Energy Advisory Committee is changing its involvement in E-rating adjustments, implications were discussed.

Results of the Mutual 9 experiment with sub-metering, shared at the 3M meeting, were discussed.



Treasurer's Report

By Janet Martin

Our finances through September, 2015 are as follows:

Income	\$ 1,089,867
Expenses	\$ 1,101,357
Deficit	\$ 11,491

Variance under Budget \$17,134

Reserve Balance 09/30/15

\$ 582,687

We had another good month in September. The mild weather is very beneficial to our financial position. We now have a comfortable variance to budget. A big factor in this, as always, is our electric bill. Electricity is 6.7% higher than last year at this time but we budgeted for an increase of 8.7%.

Here's a repeat of a paragraph from last month's report since it is of extreme importance:

I can't stress enough the importance of having Condo Homeowner's insurance. The recent fire in Leisure World only emphasizes that need. If you don't have it, please call your insurance agent today.

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



LWCC BOD Summary

By Paul Eisenhaur

The 10/27 LWCC BOD summary is:

1. A resolution passed to provide construction of the PPD Customer Service facility using pre-approved funds from the Resales Fund. The open bidding contract process selected The Korth Companies to do the job. Cost is not to exceed \$235,000.

2. Resolution passed to accelerate the scheduled 2016 asphalt repairs to late 2015 to avoid possible and costly winter damage. This will not change the 2016 approved budget for asphalt and concrete maintenance. Moneys will only be shifted between reserve funds.

3. The Landscape Advisory Committee recommended the appropriate naming of three current parks in the community. Also, appropriate signage will be installed to identify these parks. This recommendation was approved by the BOD.

4. A resolution passed in response to a request by Montgomery Mutual for a waiver of Community Facilities Fees for those units in the mutual affected by the fire on Sept. 15, 2015. The waiver covers the time from the fire to one month beyond occupancy certification from Montgomery County.

5. Approval was given to extend the Bank of America lease in the Administration Building until 12/31/2018. A 2% annual increase of the lease payment will bring be \$130,000/year.

6. The Landscape Advisory Committee requested that the balance of \$3,700 from the McFall&Berry \$30,000 special allowance be used to offset the cost to to continue the second

year of the Going Green Pilot Program at Magnolia Park. The BOD approved this request.

The deer incident reporting by residents has been monitored for two years to determine if a deer "problem" warranted any action from the BOD. During that time, reported incidents were light. As of now, the BOD sees no reason to take any action, and the monitoring of community deer incidents is ended.

Brief updates were given by management of the Hartman consultants engagement, the FEP projects, the LWNews operational/financial status, and a third quarter LW financial report. Community finances are in good shape and a surplus is expected for this calendar/fiscal year.

The BOD was notified of a pilot proposal to allow Medstar to make appointments for non community residents to the facility. Leisure World resident access is the highest priority and only seniors from the overloaded Medstar facility in Olney would be allowed admission into LW. This is an effort to bolster the low volume of community residents making doctor appointments (this does not include National Rehab patients). The Health Advisory Committee has endorsed this and the Security & Transportation will discuss and make a recommendation prior to the November BOD mtg. At this meeting, there will be discussion and the BOD will take any action on the issue.



*Montgomery County Councilmembers
Roger Berliner & Sidney Katz
Invite You To A Montgomery County*

SENIOR FORUM

**Spotting Elder Abuse
Avoiding Senior Scams
Living Life To the Fullest**

Speakers:

**John McCarthy
State's Attorney
Montgomery County**

**Eric Friedman
Director
Montgomery County Office
of Consumer Protection**

**Kathleen Meaney Stobie
Director of RSVP Program
Montgomery County Volunteer Center**

**Wednesday, November 18
Resource Fair: 10:00 to 10:30 am
Program: 10:30 am to 12:00 pm**

**Leisure World Community
Crystal Ballroom
3701 Rossmoor Boulevard
Silver Spring, MD 20906**

**Questions? Contact Councilmember Berliner
240-777-7898 or Councilmember.Berliner@montgomerycountymd.gov**