MARYLAND MUTUAL NO. TEN

The Kelmscot Village

Important Phone Numbers

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

Board of Directors

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

Leroy Salazar, Vice President (301)598-0373 dsalazar58@comcast.net

Janet Martin, Treasurer / Tidings Editor (240)669-8954 janet lmartin@earthlink.net

Paul Eisenhaur, Secretary (301) 460–5588 paule@lwm10.com

Sara Gordon, Director (240)426-0436 smo63gordon@gmail.com

Peggy Salazar, Director (301) 598–0373 psalazar1952@comcast.net

Dotty VanScoyoc, Director (240)669-4955 dotty36@comcast.net

Roberta Carter Mutual Assistant (301)598-1316 rcarter@lwmc.com

MUTUAL WEBSITE
www.lwm10.com

October 2016

FROM THE PRESIDENT
By: Dora Pugliese
301-598-0265
dorapugliese1@verizon.net



Publication: October 3, 2016



President's Message:

Dora Pugliese

I hope a lot of Mutual 10 residents enjoyed the 50th LW anniversary. There was something for everyone. The commemorative book, which you may order is a \$25.00 tax deductible contribution—a really nice book which I think your family would appreciate.

Last month I asked for some volunteers to serve on different LW committees. It looks like it's always the same people who volunteer. Let's change that trend. Committee meetings take up, at the most, 2 hours a month of your time, so think again and let your volunteer spirt kick in! We have until October 28 to sign up. The Energy committee, Health, Leisure World News, Audit and Golf & Greens committees still need our representation.

It is a good idea to leave a key with

the security office. House keys are kept in a locked cabinet. This will make it possible for emergency responders to enter your home if they are called for a fire or medical event. Please do not lock your storm doors. It is not possible to access even if a key is left with security. Also, if you ever lock yourself out, you can make your way to security and there it will be.

Keep your *File of Life* on your fridge door and look at it every-so-often. If you change doctors or medicines, update it. If you have pets, tape a notice on your door.

We had a power outage last week. **DO NOT CALL** Pepco if this happens, call the main gate at (301) 598-1044. Security will report it to Pepco.

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

Landscaping Report



By Dora Pugliese

As I walk around our Mutual I see a lot of bushes which are too tall and need to be trimmed down. Also there are dead bushes that need to be removed - and - the very hot weather of this past summer made weeds grow bigger. Please get rid of them. Owners are responsible for the upkeep of their foundational plantings, and if you rent, the renters are not responsible - the landlords are, as far as the Mutual is concerned. The prices of our houses are going up. (Currently some Cabot models are selling for over \$300,000.) Our homes sell faster when the outside looks well-manicured.

With the holidays coming up, remember that the only type of hangers at Jo Ann fabric stores. Also, NOTHING may hang from your gutters and NOTHING may be nailed into the siding or fencing.

For your information, here are landscapers widely used in LW/Mutual 10:

Bill Bowers	(301) 831-7893
Gloria	(301) 980-2867
Carlos	(301) 305-8813
Marcus	(301) 610-9721

Dora Pugliese (301) 598-0265



Treasurers' Report



By Janet Martin

Our finances through August, 2016 are as follows:

Income	\$ 843,093
Expenses	\$ 841,103
Deficit	\$ 1.900

Variance over Budget \$24,029

Reserve Balance 08/31/16

\$ 541,196

August was basically a break - even month, with an excess of \$1,460. This is very good thing considering the high heat we endured during the month. We now have a significant overage compared to budget so, barring any unanticipated large expenses, I am confident we will be in good position through the end of the year.

The 2017 Budget has been approved by the Mutual 10 Board of Directors. I had a few calls with questions about specific e-rating adjustments. I do not yet know the exact condo fee by unit for 2017 but should have that information within the next couple weeks.

I am happy to say that delinquencies in Mutual 10 are minimal. Recently, a resident was late with her payment because she went out of town and forgot to make the payment before she left. Forgetting can be costly, since out late fee is \$50.00. If you are not currently signed up for automatic payment of your fees, I strongly urge you to do so. Simply take your checkbook to Accounting in the Administration building. They can get all the information needed from a blank check and it only takes a few minutes to sign up.

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 9/27/16 Meeting:

The LWCC BOD summary is:

- 1. A resolution was passed to engage with Environmental Quality Resources for the Golf Course Rehabilitation project— with funding to come from the Facilities Enhancement Fund (resales).
- 2. A resolution was passed to proceed with various IT projects: website development; payroll and human resources software; Telephony System funded by the Telecommunications fund and Clubhouse Event Management software.
- 3. A resolution was passed to submit the final site plan for the clubhouse north wing, administration building, the Clubhouse Grille, and all associated parking for the state and county regulatory process. The time estimate for completion of the process is 18 months.
- 4. The LW 50th Anniversary committee was recognized for its tremendous efforts in planning an extremely successful week of community activities.
- 5. Medstar sent a letter of intent to LW informing them of their decision to extend their community services contract. They have requested some contract modifications, which will be addressed.
- 6. The newly hosted organizational-wide telephone system is being installed and should be operational by October. The current Verizon telephone system is costing \$5k-\$6k per month and will be avoided with the new host system.

Paul Eisenhaur (301) 460-5588

Summary of Mutual 10 BOD Meeting

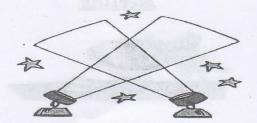


By Paul Eisenhaur 10/27/16 Meeting:

The LWCC BOD summary is:

- 1. A budget surplus through the end of August was realized, which bodes well for a year-end surplus.
- 2. The LW budget was approved by the Board of Directors increasing facility fees by 3% (\$166.50).
- 3. Bank of America will be vacating from the LW Administration Building in mid—November. Presently, negotiations are under way with Sandy Spring Bank to replace them at the same location.
- 4. Comcast will have an open house in the Crystal Ballroom on October 25. Representatives will be there to assist residents with billing questions and package possibilities.
- 5. Vice President LeRoy Salazar noted that all original sliding doors in 28 units have been replaced.
- 6. A discussion about dryer duct cleaning was to determine if it should be an owner or mutual responsibility. Chairwoman Pugliese suggested an outreach to residents who would like a cleaning, and the mutual would try to get a bulk rate price depending on the interest. This will be pursued.
- 7. All ABM's were approved pending the acquisition of all required permits. The one exception was a denial to replace a sliding glass door with a picture window.
- 8. It was noted that our Mutual now has 10% of homes as rentals. (We have 158 units in all) A possible by-law/rule change may be needed to cap the amount at this percentage. An excess of 10% is considered by many banks to be more risky for bank loans and they might tighten owner qualifications. Also, the chance for mutual quorums decrease as the number of off-site owners increase.
- 9. Dottie VanScoyoc reported that the Mutual 10 Fall Coffee will be on October 22 in the newly renovated Maryland Room of Clubhouse l. See flyer

Mutual 10 Neighbor Spotlight



Meet: Angel Griffith, 10/4/2016

Angel came to live in Leisure World's Mutual 10 over 2 years and 8months ago. She very much enjoys her time here. Coming form Brooklyn, NY, the adjustment from an urban environment was not too hard as she had visited Maryland before. A big reason for coming here was the leisurely atmosphere that was more accommodating and accessible for recovery from significant medical issues - thus improving her quality of life.

Having been born in Panama with close relatives from Jamaica and Barbados, Angel was exposed to many cultures and speaks Spanish fluently. At age 12, with her mother having done seasonal work in NYC for many years, the family immigrated to Brooklyn. While in NY Angle obtained her Master's Degree at New York University as well as her license in Mental Health - specializing in geriatrics and mental health services for dementia/Alzheimer's patients. Angel is a proud member of the Alzheimer's Association NY Chapter as well as a certified trainee. In NYC she was the Program Coordinator to a day treatment program for older adults and seniors. The program is in the hospital behavioral health department and funded by the city so she was actually a city employee. Non-medical day treatment programs were developed for seniors with beginning Alzheimer's/dementia. Daily programs included artistic expression, exercise, health education, talk groups, social interaction and field trips. Within the hospital there was much outreach to the community to bring awareness to families in need of supportive services. Angel's fluency in Spanish (her primary language) greatly helped with communication.

Now enjoying her time in Mutual 10,s he serves on our Hospitality Committee and is quite willing to offer any of her senior care services expertise. She can also be seen walking her small dogs around the neighborhood.





- Please call Dora Pugliese at (301) 598-0265 if you know of a Mutual 10 resident who has passed away. We'd like to send condolence cards to their families.
- Before calling PPD for any repairs, call Dora (301) 598-0265 or LeRoy (301) 598-0373 first.
- Congratulations to Mutual 10's own Sue Busch (on Ludham). She won 2 blue ribbons in the 2016 Montgomery County Fair for Hand Quilting!
- If you you'd be interested in having your dryer duct cleaned, please call Dora Pugliese at (301) 598-0265. The board is trying to determine how much interest is out there so they can decide if a bulk rate from company to do the cleaning should be pursed.

Upcoming Social Events

Daily Shuttle Bus Schedule

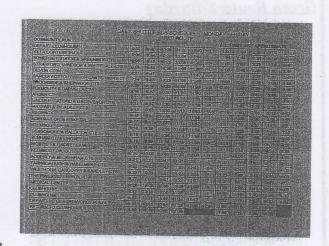


By Dotty VanScoyoc

Upcoming Social Events:

October 22nd; Autumn Coffee— Clubhouse I December 9th; Pot Luck Dinner— Clubhouse II





Important

2017 Advisory Committee

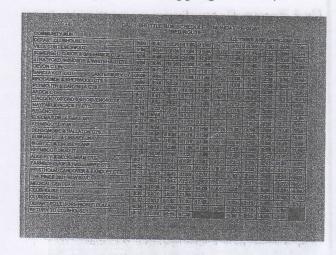
ATTACHMENT B

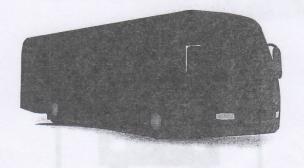
Request to be a Member of an 2017 Advisory Committee

Applicant's Name		-		Mutual	
Applicant's Address:					
Applicant's Phone Number:					
Applicant's Email Address:					
am applying to be a represental Advisory Committee.					_
My qualifications for serving on	this committee as	re (please be s	pecific):		
		-			
				-	
-					

Outside Shuttle Bus Runs: Wednesday

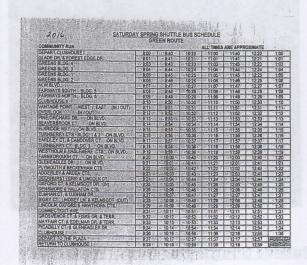
(Olney & Aspen Hill Shopping Centers)





Spring Shuttle Bus Schedule

Green Route: Saturday



Red Route: Saturday

