

## MARYLAND MUTUAL NO. TEN

*The Kelmscot Village Tidings***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**

*Peggy Salazar, President*  
(301) 598-0373  
psalazar1952@comcast.net

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

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

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

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

*Dora Pugliese, Director (301)*  
598-0265  
dorapugliese1@verizon.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](http://www.lwm10.com)

October 3, 2017

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**FROM THE PRESIDENT**

By: Peggy Salazar  
301-598-0373  
psalazar1952@comcast.net

**President's Message:**

We're in the month of Halloween (or Hallowe'en or All Hallows' Evening or All Halloween or All Hallows' Eve) – whatever you prefer. In a time when controversy reigns did you know that there's even one about Halloween?! It's widely believed that many Halloween traditions originated from Celtic harvest festivals that may have pagan roots, particularly the Gaelic festival Samhain, and that this festival was Christianized as Halloween. However, some academics support the view that Halloween began independently as a solely Christian holiday where on All Hallows' Eve Christians attended church services and lit candles on the graves of the dead...my-my. Either way it's a holiday filled with trick-or-treating, costumes, carving jack-o-lanterns, apple bobbing, playing pranks, visiting haunted attractions, telling scary stories and watching horror films. If you have grand-children, and in some cases great-grandchildren, have

fun experiencing their delight on October 31st!

Applications have come in requesting membership on a Leisure World Advisory Committee but not enough to fill all 15 committees – 7 openings remain. Please take a second look at the attached application (front and back). Mutual 10 needs representation when decisions are made that affect us all. Applications must be received by Roberta Carter, our Mutual Assistant, in the Administration building by Friday, October 27.

Take a gander at the most current list of specialties at our MedStar Health Center in LW (attached). It's so convenient to have excellent medical professionals and services available to us within our gates.

Lastly, a loud **Thank You** to all residents who are willing to call us to let us know of current problems or potential issues in our mutual. We can't get around to every street every day/night to monitor what's happening so we are grateful when you take the time to call us about this and that.

We've received tips about street lights and sidewalk lamp posts that are out; sections of sidewalks that could cause a fall; dead trees; large limbs on the grass that need to be removed; gate latches that no longer work – just to name a few. We will always do our best to tackle problems until resolved.

As always, if you have concerns, questions or ideas, feel free to give me a call at 301-598-0373 or email at psalazar1952@comcast.net.

Peggy Salazar  
Mutual 10 President  
Kelmscot Village



**Landscaping Report**

***By Dora Pugliese***

This past week I made an inspection of Mutual 10 with Richard Jones manager of the trust landscaping of Leisure World along with two managers from McFall & Berry. Our Mutual is in pretty good shape. (Notices though have been sent out to some residents asking them to clean up their foundation plantings – if you received a notice, please take care of your beds as soon as possible.) They are going to clean up around the fence line where there is a lot of debris as well as weed some azalea beds. They will also pay more attention to some areas where the grass is not growing well – either because of soil compaction or too much shade. By contract, they are required to fertilize and seed 50% of our grounds. We have 33 acres so it is pretty hard to do a perfect job. Crabgrass will be treated in March with pre-emergence if Bill 52-14 is still in negotiation. (In the meantime McFall & Berry has been trying out different organic weed killers with not much success.) If you notice that a plot of land close to your home has been seeded, thank you for watering it a little now and then, otherwise the grass has less chance of growing.

Are your peony leaves turning grey? It is probably mildew. Just cut the stems all the way down and they will come back next year. If you have geraniums that you'd like to keep until next year you can bring them in at the end of October to a sunny room or you can dig them up – shake most of the dirt from their roots – and hang them upside down in your garage with no watering.

They may eventually look dead but they will come back to life next year when you plant them outside again. I have been doing this for the past 4 years with success. October is the month to plant daffodils. The deer do not like them (but they love tulips). Prevent crickets, stink bugs and other insects by checking out your window screens. Keep your doors closed especially as the weather gets cooler – mice are looking for a warm place - like your garage.

On October 7, if you want to take your grandchildren to a fun outing, visit Derwood Farms on Muncaster Mill Rd. where Octoberfest is being celebrated with tractor hayrides and a lot more activities generated by Master Gardeners. Check the newspapers.

If you have any questions don't hesitate to call at 301-598-0265.

Dora Pugliese



**Treasurer's Report**

***By Janet Martin***

Our finances through August 2017 are as follows:

Income	\$ 829,596
Expenses	\$ 796,111
Surplus	\$ 33,485

Variance over Budget \$ 60,149

Reserve Balance 08/31/17 \$ 652,089

August was another good month, financially. We now have a positive surplus of \$22,485. If this surplus holds through the end of the year, we will transfer the excess funds to the Replacement Reserve. This is a very good thing since it allows us to hold down condo fees the following year.

The impact of last year's surplus is reflected in the condo fee increases for next year. We were able to hold the increase to an average of \$4.78. Keep in mind \$4.00 of this increase goes to Leisure World for their operating increases. Our Mutual increase is only \$.78. (This will vary, of course, depending on any adjustments that are made to your specific fee for bonus rooms, etc.).

Final approval of the 2018 budget was made at the September board meeting. Large expenditures next year will be approximately \$100,000 to finish the garage door project and \$80,000 for roof replacements. We will also be doing additional concrete work.

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 janetmartin@earthlink.net

Janet Martin



## LWCC Board of Directors Summary

Meeting was held 8/29/17

Notes taken by Paul Eisenhaur (301-460-5588)

- The new Fitness Center officially opens September 14
- Signal Financial Credit Union is now open in the Admin Building
- Interviews are currently taking place for Jolene King's replacement as Assistant GM for Facilities Services.

### Action Items

1. A resolution was approved to rename the LW News Advisory Committee to the Communications Advisory Committee. The committee's charter was updated to reflect additional roles in all aspects of communications in the community.
2. A resolution was approved to change the charter of the Emergency Planning Advisory Committee to make less restrictive the qualifications for membership.
3. A resolution was approved to rename the Tennis Advisory Committee to the Tennis and Pickleball Advisory Committee. It recognizes that Pickleball is a growing, significant activity.
4. A resolution was approved to accept the new LWMC Conflict of Interest statement all employees must agree to. An addition will be made to the final document to include "in-laws" as designated relatives.
5. A resolution to accept the motion on petitioning activities was postponed. Adding possible enforcement procedures to the suggested policy will be explored.
6. A resolution passed to accept the 2018 Community Facilities Fee increase of 2.4%. This equates to a facilities fee of \$170.50 per unit per month.
7. A motion failed to extend the H&H Concrete contract for the Trust property umbrella contract optional to any mutual.
8. A resolution passed to maintain Fitness Center operating hours from 4 a.m. to 9 p.m. Between the hours of 4 and 7:30 a.m., a security guard will make unscheduled rounds of the facility. Within 60-90 days, security camera feeds will be hooked up to the main gate via fiber optics.
9. A preliminary resolution was passed in principal to allow Trust financial dealings to not only include FDIC insured bank accounts, but to also permit federally insured credit union accounts.
10. A resolution was passed to have M&O agreements delivered to all mutuels no later than October first. In practice LWMC feels strongly that the delivery date will be made well before October.

### Updates

- Administration Building/Clubhouse One site plans have passed through the MNCPPC initial review process with some requested plan revisions for a slight reduction in parking spaces and an increase in the number of trees to be planted.
- New Fitness Center exercise equipment delivery begins in early September.

- Resident Portal via the resident website is being loaded through *Frontsteps* property management software with a "live" rollout date of September 18.

### Summary: LWCC Board of Directors Meeting

By Paul Eisenhaur

The summary of the 9/26/17 BOD meeting is as follows:

#### ACTION ITEMS

- 1) A resolution was approved detailing a policy for LW residents soliciting charitable donations, petitioning, distributing and printing materials that's put on Trust property.
- 2) A resolution was approved to appropriate \$20k from the contingency fund for the Technology Committee to put out a Request For Information (RFI) for the impending broadband communications contract.

#### UPDATES

- \* Efforts are underway by both the LW Foundation and a group of residents to create a LW group in the Montgomery County Villages Program. This is a volunteer based group that would offer assistance to those residents who need help as they age in place.
- \* Montgomery County Park and Planning Commission is set for a final review hearing at the Administration Building on November 2.
- \* Network infrastructure is in progress on the Fitness Center to allow for security cameras, telephones, and a sound system.
- \* The new 'Residents' website is scheduled to go live on October 10th with Trust information. By month's end, mutual information will be added. The upcoming LWNews will detail log-on information. Also, there will be a resident help-desk for assistance.
- Medstar 2nd quarter update report showed its rehabilitation services receiving strong support from LW residents. There is continued

work on a walk-in clinic, additional attention given to resident outreach, and efforts to attract more medical specialties.

### Summary: M10 BOD Meeting on 9/28/2017

By Paul Eisenhaur

#### General Manager's Report:

- At this point in the year, LW finances show a \$6k surplus, in spite of the \$80k loss of revenue from no bank tenant for eight months.
- All annual Management & Operating Agreements have been distributed to all mutuals. Mutual 10 has already approved and returned.
- Additional medical services being considered to be available in the Medical Center are Audiology, Message Therapy, Durable Medical Equipment, Home Care-Nursing, and Acupuncture.
- The new Fitness Center has been operational for two weeks with rave reviews. Additional equipment, and network feeds for sound and phones are expected in October.

#### Mutual Business:

- President Salazar has contacted the LW General Manager to work with PPD/WSSC to have them fix non-working shut-off water valves placed throughout the community. To date, instead of using one of these valves to shut off water to a small section of the community (when water pipe work is done), LW/PPD is inconveniencing the entire community by unnecessarily turning off water to our entire mutual.
- Treasurer Martin reported a very healthy financial situation in Mutual 10.
- The 2018 mutual budget was approved by the board after residents were sent the document for review and comment.
- Director Eisenhaur mentioned the new LW website going 'live' by mid-October with mutual data being added by the end of that month.

Additionally, a resident help-desk will be available. Upcoming LWNews editions will provide details.

- Director Salazar will obtain further cost details on yellow curb striping throughout the mutual.
- The board approved 2018 mutual candidates for LW Advisory Committees. Residents still have until mid-October to self-nominate for any committee.
- A discussion of unit replacement costs (e.g. floor damage caused by a leaky roof) should be handled by the owner's insurance company.
- Director Pugliese asked that the Tidings include a list of items that shouldn't be flushed down toilets – causing blockages. (See "This & That")
- The board approved the changing of the LW Trust Agreement to make available an insured Credit Union as an investment repository for LW funds.



**This & That**

**MARK YOUR CALENDARS!** October 28th at 10:30 a.m. in the MD Room, Clubhouse I – ANNUAL COFFEE get-together. Also, December 1st – INTERNATIONAL POTLUCK at 5:00 p.m. in the Activities Room in Clubhouse II. More details will follow closer to the event.

- Consistent Reminders:
  1. Dogs must be on a leash and their "gifts" need to be scooped up.
  2. **If you have a maintenance issue, please call LeRoy Salazar (301-598-0373) before calling PPD or any other company. He will let you know if the issue will be a cost to our Mutual or to you.**
- A special request to drivers from those who live on Kelmscot – **SLOW DOWN!** It seems to be a favorite speedway for some. Note the signs – 15 mph speed limit.
- Please conserve electricity whenever possible. Do you keep your outside lights on throughout the night and then forget to turn them off?

(Consider replacing with motion sensor lights.) Do you walk out of a room that's lit and stay away for hours? (Get in the habit of flicking that light switch off as you exit.) We are on a "master meter" system so it affects us all when even a few are heavy consumers of electric. Thank you for being mindful. Saving energy is one of the best ways to keep down our HOA fees.

- ***NOTHING*** is to be attached to siding, including the siding on the house inside your patio. ***NOTHING*** is to be attached to the fencing either. Gates, and their hardware, cannot be altered. Violations will cost you the pricey bill from the siding/fencing company to fix the holes/damage.
- ***If you would be willing*** to take over as Tidings/LW Newspaper delivery person for Deerhurst Terrace, please call board member Sara Gordon at 240-426-0436.
- ***We're running out of time to fill slots*** for the many Advisory Committees in LW that meet throughout the year. Representation is needed from Mutual 10! Please look at the attached list of committees and their "job description" – note the committees that are still not filled (***circled***). If interested in any or a few, fill out the attached "Request to be a Member of a 2018 Advisory Committee" form and get it to our Mutual Assistant Roberta in the Administration Office no later than Friday, October 27, 2017. (***If you are currently serving on an advisory committee, you must re-submit the form if you'd like to continue.***)
- ***Things that SHOULD NEVER be put in toilets:*** wipes ("flushable" wipes are jamming pumps in our sewer plants!), paper towels, sanitary napkins, tampons, cotton, bandages, cotton swabs, cotton balls, Kleenex, dental floss, hair, band aids, grease, oil cooking fat, chewing gum, food, cigarettes, kitty litter, medication, fish, snakes, pets. ***Unclogging clogged toilets cost you, and sometimes the Mutual, a fair amount of money. Please refrain from putting the above list of items down the toilet – even if the manufacturer states they're "flushable" – don't believe it.***



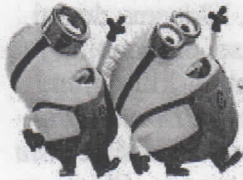
**Rule Refresher**

Let's revisit the rules for Mutual 10 (posted on our website [www.lwm10.com](http://www.lwm10.com))

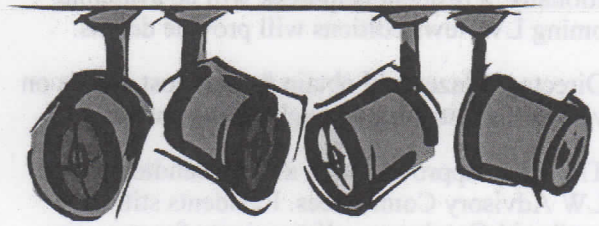
We'll print them in each Tidings, a few at a time, until finished.

***Do you know that we have a "garage door down" rule and one for outdoor cooking?***

- "Garage doors must be kept **closed** at all times, except when the garage space is in use by the resident." (This assists with keeping costs down when heat and air conditioning is in use and it prevents unwanted creatures from entering your home.)
- "Outdoor cooking is permitted on open patios **BUT** never within three feet of an overhang, wall or patio fence. No other heat-generating devices may be maintained or used on any patio."



thank you!



**Neighbor Spotlight:**



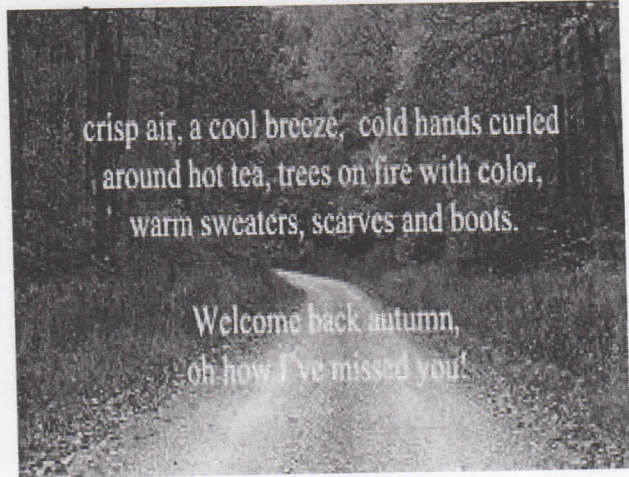
**Meet Christina Petersen on Ludham Dr.!**

Christina, who is always called Christine, is originally from a town in Scotland called Kirkcaldy which sits on the Firth of Forth between Edinburgh and St. Andrews. Both her brother and sister still live there. She grew up in Scotland and became a teacher of 7th and 8th grade students. Wanting to visit the world, she moved to Montreal (a lot of other transplanted Scots were living there) and after teaching in Canada for a year she met her husband while visiting Long Island, NY. She relocated and planted roots there for the next 30 years. In the United States Christina furthered her education and received a Masters' degree in Library Science, allowing her to become the Media Specialist at a middle school. She particularly familiarized students with navigating the library using computers. Christina also started her family while teaching and had two sons – both of whom are now married and living in this area. She enjoys the Leisure World lifestyle but is still adjusting to not living by the ocean – something she was always close by previously.

Christina has been here in Leisure World and Mutual 10 since last December and is a very active resident. She chairs the detective book club called "Sleuths" and is involved with the Quilt Guild and Ladies 9-Hole Golf Club. Christina also sits on the curriculum committee of the LW Center for Lifelong Learning (CLL). In-between all of these activities Christina gardens quite often with many plants around her house. She certainly has a green thumb. She also walks every day either around the boulevard or our mutual.



## Welcome Fall!!



### Next Board Meeting:

Mutual 10 Board Meeting will be held on October 26, 2017, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend.



**See you there!**

**Preferred Experience/Qualifications for Serving on an Advisory Committee**  
**Ability to Communicate via Email is also Preferred for All Committees**

- Audit** - background in finance, accounting, auditing, budgeting, management, law, business and/or contracting for audits.
- Budget and Finance** - background in finance, budgeting, business operations. (filled)
- Community Planning** - background in project development, engineering, architecture, planning
- Education and Recreation** - background and/or interest in education, recreation, travel, music, theater, art, interior design or architecture. (filled)
- Emergency Preparedness** - background in the preparation, review, or approval of emergency procedures at the federal, state, county, or local level including mutual level, Also, experience in assessing or evaluating various emergency situations that may be encountered by LW residents.
- Energy** - background, experience, technical knowledge in the field of energy. (filled)
- Golf and Greens** - background in golf course maintenance or design, knowledge of USGA rules, or a current or previous golfer.
- Health** - professional residents, e.g., MD, RN, D.Ph., LCSW or with equivalent work experience in a health care provider setting, e.g., hospital, outpatient medical center, pharmacy, social service agency, public health agency, health education, research, and nonprofit health-advocacy organization. Also preferred recipient of service at the LW Health Center.
- Insurance** - background in property and casualty insurance, (either at insurance company level or agency level), experience in commercial insurance, risk management, or reviewing claims, data and evaluating insurance coverage.
- Landscape** - background in landscaping, gardening. (filled)
- Leisure World News** - education, training, and/or experience in the following fields: journalism, publication/production of newspapers or newsletters, and communications in general. (filled)
- Physical Properties** - knowledge of maintenance services, customer service, business planning and operations. (filled)
- Restaurant** - background in or prior catering or restaurant experience in any of the following areas: wait staff, cook, or restaurant ownership. It would also be beneficial for a member of this committee to be a frequent user of the Food Services facilities and enjoy culinary activities. (filled)
- Security and Transportation** - an understanding of the safety and security issues relating to LW, experience in riding LW buses inside and outside of LW, and, of equal importance, is the willingness to work with other LW residents in a committee environment.
- Tennis** - an understanding of tennis court design and maintenance and an active player using the Leisure World tennis courts. (filled)



ATTACHMENT B

Request to be a Member of a 2018 Advisory Committee

Applicant's Name \_\_\_\_\_ Mutual \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Phone Number: \_\_\_\_\_

Applicant's Email Address: \_\_\_\_\_

I am applying to be a representative on the \_\_\_\_\_ Advisory Committee.

My qualifications for serving on this committee are (please be specific):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_



MedStar Health

# MedStar Health at Leisure World

3305 N. Leisure World Blvd.

Silver Spring, MD 20906

[MEDSTARHEALTH.ORG/LW](http://MEDSTARHEALTH.ORG/LW)

Appointment Line: (301) 598-1590

**INTERNAL MEDICINE (PRIMARY CARE)**

Benjamin Avrunin, MD  
 Darlene M. Brownlee, CRNP  
 Burt Feldman, MD CMD  
 Charlene Ozanne-Johnson, MD  
 Elliot Share, DO

**CARDIOLOGY**

Stuart D. Gould, MD  
 Estelle D. Jean, MD  
 Reed Shinder, MD

**DERMATOLOGY**

Lacartia Best, MD

**DIETITIAN**

Karen Basinger, M.S., LDN

**ENDOCRINOLOGY**

Geanina Popoveniuc, MD  
 John J. Reyes-Castano, MD

**OPHTHALMOLOGY**

Mark L. Gonzalez, MD  
 Gordon Lui, MD

**ORTHOPEDECS**

James MacDonell  
**301-774-8958**

**PHYSIATRY/PAIN MGT**

Fariba Shah, MD  
**301-438-6280 (NRH)**

**PSYCHIATRY**

Jean D'Souza, MD  
 Elsie Turner, MD

**PSYC THERAPY**

Maureen Fama, APRN, PMH  
 Patricia Gordin, APRN, PMH, BC

**RHEUMATOLOGY**

Warren Ferris, MD

**URO-GYNECOLOGY**

Tania Marek, CRNP

**NRH**

301-438-6280

**PHARMACY**

301-598-1548

**SOCIAL WORK**

301-598-1581

**PODIATRY**

Dr. Hetal Kathrotiya-Mago  
**301-598-0130**

**LAB CORP**

301-598-1045

**DENTAL**

301-598-1015