



MARYLAND MUTUAL TEN
WWW.LWM10.COM

THE KELMSCOT VILLAGE TIDINGS

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Important Contacts

Emergencies (including flood, tree damage, major damage):

Daytime: PPD—301-598-1500

After Hours (Main Gate):

301-598-1044

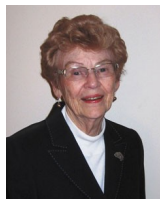
LW Insurance (for fire, flood, major damage): 301-598-1091

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LShields@lwmc.com

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A Word From Our President

Jane Salzano

October is here! Cool, crisp days full of energy and much scurrying around as nature prepares for the winter. October began in Mutual 10 with a bang! We gathered together for our annual Fall Happy Hour and it was a resounding success! It was great to see some new faces as well as familiar ones and everyone enjoyed the scrumptious variety of appetizers and desserts provided by the attendees. We had so many people come that we ran out of plates (we'll be sure to be better stocked for our next Happy Hour). Soon we will be having our Holiday Celebration Buffet Luncheon (December 12th). I hope to see you there.

So amongst the falling leaves, pumpkins, and trick or treaters, the business of our Mutual rolls on. Street signs get damaged (and then repaired), trees are trimmed, leaky roofs and sticky windows get fixed, and so much more. I am so grateful for all the volunteers who work so diligently to help Mutual 10 be one of the best Mutualls in Leisure World. There are always opportunities to help, both small and big, so don't hesitate to contact me or any one of the directors. We'd love to hear from you. John Hurld's article in "Mutually Yours" (page 4) highlights one of our volunteers who helped fix one of our signs.

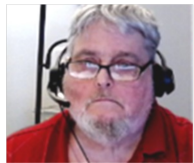
Along with reading this newsletter, the *Leisure World News* is a great source of events, classes, seminars, specialty groups, etc. which highlights the wonderful diversity of our community. There are so many ways to keep active, both physically and mentally, as well as to help others in our community through volunteer efforts. It's all there for you to discover.

Hope to see you around the Mutual!



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Vice President's Corner

Bob Morrisson

The frost will soon be on the pumpkin...

... and on your patio, your sidewalk, and on the many walkways in Mutuals 9, 10, and Montgomery. As the weather becomes cooler, please be careful when you are out and about.

Be sure you have an ice scraper and a brush in your car, and plenty of windshield fluid to keep the windshield clear. We will return to Eastern Standard Time on November 5th, after which driving may more of a problem for some of us.

Winter Preparation

The heating season is almost here. Be sure to have your HVAC (heating, ventilation, and air conditioning) system serviced by PPD or a licensed HVAC company. This should be covered by a PPD full-service contract.

Be sure to turn off your hose bibbs to prevent them from freezing. There is one on the patio and one by the front door. Drain and disconnect any hoses to prevent damage from ice.

Check that your chimney vent (damper) is set to block air and that your windows and doors close properly. Loose weatherstripping should be repaired.

Hallowe'en

Tuesday, October 31st is All Hallows Eve. This is the day before the Christian feast of All Saints Day, which commemorates the saints, the martyrs, and the faithful departed. With Celtic and Pagan influences, it has morphed into the celebration of death and horror that it is today.

As you drive after dark on Hallowe'en, please be on the lookout for children with their costumes and the baskets of goodies they have collected.

Maintenance

Our property manager, Lee Shields, continues to provide excellent support for Mutual 10. Please let him know you appreciate his efforts the next time you talk to him. And please contact him if something has not been attended to. Lee works in nine mutuals with a total of 849 units, and sometimes things can be delayed.

Dryer Vent Cleaning

Beginning October 10th, PPD will clean the dryer vents in all 158 of our units. This is now an annual event and it is not optional. Please see Lee's note

following this report and the flyer on the last page of this newsletter. PPD will work with our residents to re-schedule when necessary.

A Note from Our Property Manager

Lee Shields

Dryer Vent Cleaning Schedule:

PPD has Mutual 10 Dryer vent cleaning scheduled for October 10th through November 2nd. The attached calendar (see last page) shows what units they have scheduled for each day.

PPD will also be putting up notices at each unit informing residents of the date.

Thanks,
Lee Shields

Property Manager, Mutual Operations
Leisure World of Maryland Corporation
Office: (301) 598-1342
Cell: (301) 366-8001
Email: lshields@lwmc.com



From The Editor

Sue Morrisson

Like any other editor of a publication, I'm always looking for content, especially interesting, historical, uplifting, shareable stuff. I'd love to publish your family's favorite recipe, a favorite poem, a funny anecdote, anything uplifting and encouraging.

Do you have any ideas? Some thoughts about what you'd like to see in our newsletter? Please contact me: 301-942-8726 or tidings@lwm10. Thanks!



**Don't forget to set your clocks back
one hour before you go to bed
Saturday, November 4th**



Treasurer's Report

Valdon Butler
Treasurer

Our finances through July 2023 are as follows:

Income	\$ 914,075
Expenses	\$ 877,647
Excess	\$ 36,378
Variance from Budget	\$ 80,305
Reserve Balance 07/31/2023	\$ 1,058,909

Our finances through August 2023 are as follows:

Income	\$ 1,081,293
Expenses	\$ 1,031,836
Excess	\$ 49,457
Variance from Budget	\$ 86,653
Reserve Balance 08/31/2023	\$ 1,036,286

FINALLY, LW Corporate Finance appears to have settled into their new accounting routine.

Thank you again for your great patience during this changeover.

Stay safe, stay connected . . . feel free to contact me with any questions about the community finances. I can be reached at newyork2some@yahoo.com or by phone at (301) 288-7175.



Landscape Report

John Hurld, Director

Tree Trimming, Fall Planting and Leaves.

As you can see from the photo, tree trimming has finally begun in Mutual 10. Crews will be working over the next few weeks to remove dead branches, trim overhanging limbs and generally spruce up our lovely and widely varied canopy. Please pay special attention when driving in work areas. Remember 15 miles per hour is the LIMIT not the minimum requirement.



A number of revitalization efforts will ensure our various plantings will be healthy and vibrant in the spring. You can see an example of this work along the fence line on Kelmscot Drive.

As in past years there will be three leaf collections this fall. With the past week of chilly nights and cool days, we likely will have an early bumper crop this year. If you wish to use leaves to provide cover for

the winter you need to delineate the beds with markers so the work crews do not blow them off.

Please don't hesitate to contact me with any landscaping questions or concerns. John Hurld (240-970-5046 or hurldjohn@gmail.com).

Landscapers

Jose Mayorga	301-346-6284
Bill Bowers	301-831-7893
Marcus Birznieks	301-610-9721
Carlos Gavida	240-305-8813

Hospitality Report

Cris Rowse, Director



The Fall Happy Hour was a resounding success! We had a large turnout, lots of yummy food, and met new friends. Thank you to all who helped with the set-up and take-down and for all who came and participated. Let's make our next event, the Holiday Luncheon on December 12th, even bigger! Please see below for the details

- **December 12th:** "Holiday Luncheon" at 12:00 PM in The Grill at Clubhouse I. We will celebrate the winter holidays by enjoying a delicious lunch buffet. The charge will be \$30/person. Payment is due by December 3rd. Make checks payable to "Leisure World Mutual 10." If you have any questions, please give me a call.

Also, if you are a new resident and have not been visited by us or received the Mutual 10 Information Packet, please contact me so we can arrange to come and meet you. Call 301-452-0358.

Distribution Report

Cathy Kyle, Director



The

Thank you to all who volunteer to distribute the *Leisure World News* and *Tidings* Newsletter so faithfully. If you can't commit to the regular twice monthly schedule of delivery, consider signing up as a back-up to fill a spot if someone is unable to make the delivery.

Having the newspaper and our newsletter delivered to our mailboxes is of great service to our Mutual. I hope you will consider it. Call me on 301-706-6477.

Mutually Yours...

Sign Repaired and Volunteering

Mutual 10 has 20 plus address signs guiding visitors and residents to their destinations. Recently, two were damaged. Shown in the photo is Peter McPhee after successfully "re-planting" a repaired sign. Thanks to resident volunteers like Peter a considerable amount of money can be saved. The estimate from a sign repair company was \$400. By using volunteer labor and wherewithal, the cost was \$16.78 for touch-up paint and ready-mix cement.



Volunteering in Mutual 10 is easy and rewarding, from delivering newspapers or painting walking path benches; to helping organize events or providing dishes to share. Just contact any member of the Board of Directors for information.

Summary of Mutual 10 Board of Directors Meeting

September 22, 2023

Paul Eisenhaur, Secretary

[Note: The Mutual 10 Board of Directors met as usual on Thursday, September 22nd. However, there is no summary of the meeting as our Secretary, Paul Eisenhaur was unable to attend the meeting. If you have any questions about the meeting, please contact Jane Salzano, President of the Mutual 10 Board. Thank you.]

Summary of Leisure World Board of Directors Meeting

September 26, 2023

Paul Eisenhaur, Secretary

- Administration Building project construction is currently on schedule:
 - Management and RLPS Architects met to discuss interior design services.

- Loading dock reconstruction has been completed; awaiting installation of wall fence and gate.
- Lower and upper level concrete floor slabs have been poured.
- Lower floor perimeter walls and interior shear walls complete with upper level to follow roof framing to follow through October.
- Gleneagles Drive Culvert Replacement: Approvals, permits and fee payments with Maryland Department of the Environment and Montgomery County are in place; construction work to proceed.
- Security: Search has begun for a resident ID solution with controlled access to certain locations.
- Transportation:
- Three shuttle buses are in service: Red, Green and Blue. The fourth bus remains out of service because of electrical issues. The mobility van was involved in a collision and is disabled (some car driver ran over the extended ramp). Riders are encouraged to use Metro Access.
- Contract leases up for renewal at year's end are sent to the appropriate Standing Committee, then to the BOD for approval.
- Annual Audit being reviewed for BOD approval next month; any surplus to be return to mutuals (PPP balance applied to surplus)

ACTION:

1. The Leisure World Board of Directors authorizes the purchase of 36 golf carts from Capital Golf Carts at a cost not to exceed \$160,000, with the funds to come from Replacement Reserves. Multiple bids were received for the purchase. These will be fuel injected as electric carts would require a greater power source than available for these number carts. There would be a continual shortage of carts as they take time to charge.
2. The LWCC BOD amended a rule requiring committee members to submit a resumé each year to only require a resumé when initially approved.
3. The LWCC BOD approved Managements 2024 as presented. This is an increase from last year's budget of \$520,323 or 3.23%. As required by LW governing documents, this had to be passed by a supermajority as it surpassed the capitated 3.1%.



News You Can Use...**Leisure World Fire Safety Forum****Wednesday, October 11, 2023****10:00 a.m. – 12:00 p.m.****Clubhouse II Auditorium**

Lt. Irvin Smith, Montgomery County Fire & Rescue Services, will be the featured speaker. Please plan to attend this event to learn how you can prevent fires from happening in your home and much more.

Sponsored by the Leisure World Emergency Preparedness Committee

**Living Well with Diabetes****Tuesday, November 14****2:00 PM****Maryland Room, Clubhouse I**

Vandhna Sharma, MD, will be the featured speaker. Dr. Sharma is a MedStar Endocrinologist with offices in Olney who specializes in the management of diabetes.

Did you know that there is more than one type of diabetes? Learn how they differ and how they affect your body. Diabetes attacks your heart, kidneys, brain, your entire body, it is not just a blood sugar problem! How is diabetes treated and managed? What questions should you ask your doctor during your visits?

Dr. Vandhna Sharma will discuss traditional Diabetic care as well as new advances in care and treatment. A question-and-answer session will be included. Registration is not required.

Sponsored by the Leisure World Health Committee and MedStar Leisure World

Holiday Season Buffet Luncheon!**Tuesday, December 12th****12:00 Noon****The Grill in Clubhouse I****Cost: \$30 per person****Payment (by check only) due****December 3rd****Make checks payable to "Leisure World Mutual 10"****Questions? Call Cris Rowse (301-452-0358)**



October 26 @ 9:30 AM. Mutual 10 Board of Directors Meeting. Sullivan Room in Admin. Building. Zoom option available. Please contact one of the directors.

December 12 from 12:00 to 4:00 PM: Holiday Buffet Luncheon, The Grill in Clubhouse I

Ways to Stay Informed About Urgent Leisure World and Mutual 10 Matters

Robo Calls: Leisure World and Mutual 10 occasionally use an auto-dial recorded message to convey important and urgent information to mutual residents. Email Paul Eisenhaur (paule@lwm10.com) to be added to the list. Include the desired contact phone number.

Leisure World Management Emails: To receive information/notifications from Leisure World management, go to your profile on the Mutual 10 website (www.lwm10.com). Go to residents.lwmc.com and sign up near the bottom of the Sign-Up page.

Comcast Customer Service Contact

Our new Comcast representative is Kevin Wilson. Call Kevin for issues affecting you and your neighbors: 410-610-9425 or email kevin_wilson7@comcast.com. For regular customer service (if you need a technician, etc.) call LW Comcast Bulk at 1-855-638-2855 or email comcast_leisureworld@comcast.com

REMINDER

- **So You Have a Dog or Cat?** Did you know that Mutual 10 has a book of "Rules" (available on our website www.lwm10.com) which clearly outlines your responsibility as a pet owner? The short and sweet of it is your dogs and/or cats must be registered with the mutual, **must be on a leash** when outside your home/patio, they should be kept quiet and under your control, and their "gifts" **should be scooped** up, placed in a bag, and disposed of in your **home** trash receptacle, NOT somewhere else in the community.
- **"But the Birds/Squirrels/Deer/Chipmunks/Etc. Look So Hungry!"** Despite our compassionate desire to feed the Leisure World wildlife, the Mutual 10 Rule Book has very clear guidance: "It is forbidden to feed wildlife within Leisure World of Maryland. This includes, but is not limited to, deer, geese, birds, squirrels and chipmunks." Cute as they are, our wildlife does very well on their own.
- **Outside Decorations Reminder.** Remember, **nothing** may be attached to siding (including the siding on the house inside your patio) or to the fencing/gate (you may use **plastic** wreath hangers). Gates and their hardware should not be altered. Violations will cost you the pricey bill from the siding/fencing company to fix the holes/damage. (Note that **all** gates, fencing and siding are owned and maintained by M10.)
- **About Your Home Garbage/Recycle Pickup Days:** Below is the schedule for garbage and recycling pickups, along with specific requirements for each. (Note that garbage and recycling containers may be put out the night before their pickup days.)
 - **Garbage.** Pickup days are **Monday** and **Thursday**. Please be sure your garbage can is tightly covered (crows are very clever).
 - **Glass/Metal/Plastic Recycling.** Pickup days are **Monday** and **Thursday**. Recycling should be in the appropriate blue container. If you need a blue container, you can get one from PPD.
 - **Paper/Cardboard Recycling.** Pickup is on **Wednesday only**. Paper/cardboard should be placed in a blue recycling container. Large boxes may be set out separately. Please secure properly so paper doesn't fly around when windy.
 - **Yard Debris.** **BY REQUEST ONLY** on **Monday** and **Thursday**. Call the Grounds Department (301-598-1314) to notify them you have yard debris for pick-up. Use the tall, brown paper yard-recycling bags and place them near the street.

"Old age is always fifteen years older than I am."

— Oliver Wendell Holmes

**Mutual 10 – PPD Will Be Cleaning Dryer Vents
Tuesday, October 10 – Thursday, November 2
8:30 am – 12:00 noon**

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
	<u>10</u> 161-A, 161-B, 162-A, 162-B, 163-A, 163-B, 164-A, 164-B, 165-A	<u>11</u> 165-B, 166-A, 166-B, 167-A, 167-B, 168-A, 168-B, 169-A, 169-B	<u>12</u> 170-A, 170-B, 171-A, 171-B, 172-A, 172-B, 173-A, 173-B, 174-A	<u>13</u> 174-B, 175-A, 175-B, 176-A, 176-B, 177-A, 177-B, 178-A, 178-B
<u>16</u> 179-A, 179-B, 180-A, 180-B, 181-A, 181-B, 182-A, 182-B, 183-A	<u>17</u> 183-B, 184-A, 184-B, 185-A, 185-B, 186-A, 186-B, 187-A, 187-B	<u>18</u> 188-A, 188-B, 189-A, 189-B, 190-A, 190-B, 191-A, 191-B, 192-A	<u>19</u> 192-B, 193-A, 193-B, 194-A, 194-B, 195-A, 195-B, 196-A, 196-B	<u>20</u> 197-A, 197-B, 198-A, 198-B, 199-A, 199-B, 200-A, 200-B, 201-A
<u>23</u> 201-B, 202-A, 202-B, 203-A, 203-B, 204-A, 204-B, 205-A, 205-B	<u>24</u> 206-A, 206-B, 207-A, 207-B, 208-A, 208-B, 209-A, 209-B, 210-A	<u>25</u> 210-B, 211-A, 211-B, 212-A, 212-B, 213-A, 213-B, 214-A, 214-B	<u>26</u> 215-A, 215-B, 216-A, 216-B, 217-A, 217-B, 218-A, 218-B, 219-A	<u>27</u> 219-B, 220-A, 220-B, 221-A, 221-B, 222-A, 222-B, 223-A, 223-B
<u>30</u> 224-A, 224-B, 225-A, 225-B, 226-A, 226-B, 227-A, 227-B, 228-A	<u>31</u> 228-B, 229-A, 229-B, 230-A, 230-B, 231-A, 231-B, 232-A, 232-B	<u>1</u> 233-A, 233-B, 234-A, 234-B, 235-A, 235-B, 236-A, 236-B, 237-A	<u>2</u> 237-B, 238-A, 238-B, 239-A, 239-B	

PPD requires access to each unit dryer; area must be clear and accessible

Questions? Call PPD at 301-598-1500