

**MARYLAND MUTUAL NO. TEN**

# The Kelmscot Village Tidings

September 2014

Publication Date: September 29, 2014

## 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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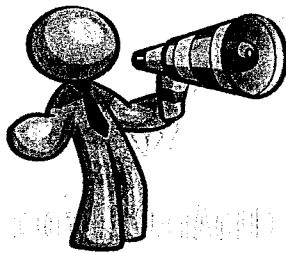
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[www.lwm10.com](http://www.lwm10.com)

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



## President's Message:

*From Mike Showalter, President*

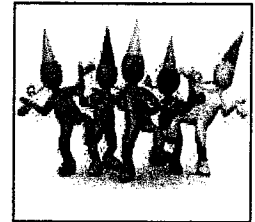
September/October 2014 Contri-  
bution From the President

A severe storm in early September uprooted a tree and broke off some branches in Mutual 10 but did not damage any residences. Thankfully, there were no reports of roof leaks. A Leisure World Boulevard lamp post adjacent to our Mutual was knocked down and we heard that a number of trees were uprooted or badly damaged in several other parts of Leisure World. Several days later we had another hard rain, without the high winds. Again there were no roof leaks.

On Saturday, September 13, our Mutual held a new social function which will take the place of the

ice cream social which was catered and expensive. Refreshments consisted of wine, sodas, iced tea, cheese and a wide variety of other appetizers. About 40 residents

showed up and everyone seemed to have a good time eating and socializ-



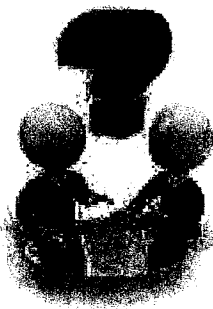
ing. Several new residents attended and were recognized. They were: Harold (Ed) and Marilyn Boesch (14706 Bigby Ct.) and Sara Gordon (14619 Deerhurst Terrace.)



It's that time of the year when the falling leaves start to cover our lawns and fill up our gutters. We will have a contractor clear out your gutters when the leaves have finished falling. Please be patient, if we do the cleaning too

early, the gutters will just fill back up again. Typically we do the leaf cleaning in late November or even early December. The mutual covers one fall cleaning. In the spring, gutters will be cleaned out on an "as needed" basis to save money.

Two to three months ago, a resident put a can of house paint in the trash. The can opened while in the trash truck and leaked onto a number of our streets and concrete access ways. This created an unsightly mess which is still visible. Steam cleaning of the stains proved unsuccessful. Let me remind all residents that it is against Montgomery County regulations to discard liquid paint in the trash. For latex paints, the can is to be opened so that the contents dry out, at which point the paint can with its dried-out contents may be put in the trash. Oil-based paint must be taken to a hazardous material waste center for disposal. Please adhere to these regulations. If such an incident occurs in the future and the residents responsible can be identified, they will be billed for any costs related to removing the paint stains.



Current Repair

Status of Work on

WSSC-damaged Roads:

The process of getting repairs done on those roads in our community which were damaged by WSSC's construction work when it replaced aging water supply lines has been the most frustrating and convo-

luted experience I have encountered since I first became a member of our board of directors. WSSC dug up our roads and concrete in the late summer of 2013 and after one year we are still waiting for the final repair work to be done. It is likely that much of the work will not be completed until the spring of 2015.

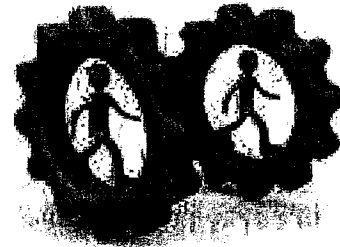
At this point we are faced with several options:

- Have Brothers or A. B. Veirs do the work. If this option is chosen soon, all the repair and finishing work would be completed this year. The price quote from both companies were nearly identical but would cost us about \$31,000 more than the WSSC reimbursement offer. Please note that if we wait until options 2 and 3 play themselves out, the work may have to wait until next spring because of the onset of cold weather.
- Have WSSC do the work. The schedule to do this would be to complete work on Ludham Drive no later than November 1 and make finished repairs on the remaining trenches this year. However, the final repaving of our remaining damaged roads and concrete would not occur until next spring. This option would save us the \$31,000 out-of-pocket costs if we choose option 1 but the concern is that the work done by the WSSC contractors would be of inadequate quality. To test this concern WSSC has agreed to do Ludham Drive as a "test case" this year so that we and the other mutuals faced with the same dilemma can judge whether to use WSSC- or non-WSSC contractors. Leisure World management will submit Requests for Proposals (RFPs) from H & H Construction, Brothers Paving and Concrete and prob-

ably F. O. Day to get bids for doing construction on all of the mutuals affected by the WSSC construction. The rationale for doing so is that the contractors will offer a better price for one big project involving several or all of the mutuals than the price they would quote for doing work for just one mutual. The RFPs will be sent out on Thursday, October 2. This option may reduce the \$31,000 out-of-cost that Mutual 10 would have to pay if it contracts with one of these companies independently, but will probably still result in some out-of-pocket costs. A downside would be that the time the bids are in and work can be scheduled, cold weather will likely push completion of the work back until next spring.

In summary, we can get the work done this year if we select Brothers or A. B. Veirs immediately but it will cost us \$31,000. If we go with option 2 there will be no out-of-pocket cost but much of the work will not occur until next year and there is a concern about the quality of the work that will be done. If we choose option 3, the cost to us will still most likely involve less out-of-pocket expense than option 1 but the quality concern of using option 2 will not be a factor.

The board reluctantly chose a middle-of-the road course. At its September 25 meeting it voted to allow WSSC do the work on Ludham Road. Based on the result of that work and the price from the bids received from the three contractors mentioned in option three, the board will make a final determination on which option to choose.



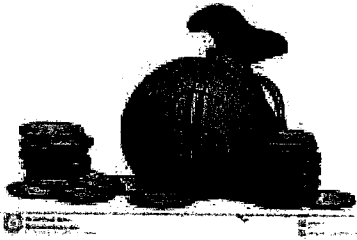
## ***LW Community Fair Day on Nov. 19 – Clubs, Orgs, Groups***

*Submitted by Paul Eisenhaur*

Leisure World has opportunities for it's residents to enjoy the many clubs, organizations, and groups in this community. On Wednesday, November 19<sup>th</sup> from 9:30am to Noon in Clubhouse I, displays and representatives will be on hand to provide information to any interested resident.

### **A FEW OF THE LW CLUBS**





## Treasurer's Report

By Janet Martin

Our finances through August, 2014 are as follows:

Income	\$ 1,080,075
Expenses	\$ 1,096,992
Deficit	\$ (16,917)

Variance under Budget \$23,522

Reserve Balance 8/31/14

\$ 635,420

We had another good month in August, with expenses down considerably. With a YTD surplus of \$23,522, I am now comfortable that we'll finish the year within budget, barring any large and unexpected expenses.



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The 2015 Budget was approved by the Board of Directors at the September 25<sup>th</sup> meeting. Although the Board regrets having to increase the condo fees for 2015, it is necessary to rebuild reserves after the large siding project that will be completed

in 2015. This is the first significant increase in several years, even though we have had consistent increases in the Leisure World Facility Fee portion of the fee. Please be assured that the Mutual 10 Board of Directors is very cost conscious and does everything possible to save money, including personally performing many duties that were previously done by PPD or outside contractors. This includes, among other things, repairing gate latches, setting mouse traps, painting benches, and planting and maintaining flowers and shrubs. Everyone on the Board works very hard to be astute managers of your money.

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](mailto:janetlmartin@earthlink.net)



By Dotty VanScoyoc

### WELCOME NEW RESIDENTS

**Robert & Sandra Boyer**

3234 Ludham 240-669-6199

**Harold (Ed) and Marilyn Boesch**

14706 Bigby Ct. 240-833-3115

**Marcia Harrod**

3305 Densmore

**Frank & Loretta Ascencio**

3408 Hallaton Court

**Facilities Enhancement Plan Status**

Prepared by: Nicole Gerke on August 26, 2014

**Site Plan:**

☑ Education and Recreation Committee will be discussing lawn activities at the September 2014 meeting.

**Administration Building:**

☑ Streetsense is finalizing programming of Administration Building design with anticipated presentation of a space plan to Community Planning Advisory Committee at September meeting.

**North Wing Clubhouse I:**

☑ Streetsense is continuing development of the plan and will present phasing options for construction activities to the Education & Recreation Committee at the September 2014 meeting.

**Golf Course Irrigation Pond Rehabilitation:**

☑ The design has started for the pond rehabilitation project. Site survey documentation was completed. Coordination with the Golf Course Rehabilitation project is ongoing to provide a preliminary comprehensive storm water management and wetlands impact plan to MDE.

☑ Wetlands Investigation Report has been received and is being reviewed as to its effects on the design and permitting process for the irrigation pond.

**Golf Course Playable Area Enhancement:**

☑ WR Love is developing a preliminary concept plan based on the revised Enhancement

Plan to be presented to the Golf and Greens Committee at September 2014 meeting.

**Fitness Center Expansion:**

☑ Streetsense is continuing the design of the Fitness Center expansion.

☑ Fitness Committee is meeting on August 22 to discuss various comments from other

Committees, residents and trainers to provide recommendations to the Education & Recreation Committee at September meeting.

**Crystal Ballroom Renovations:**

☑ Streetsense is developing a concept plan for presentation to Education & Recreation

Advisory Committee for September meeting.

**Physical Properties Customer Service Renovation:**

☑ Construction estimates are currently \$20,000 to \$40,000 higher than the original

\$170,000 estimate included in the Facilities Enhancement Plan. The increase in costs can be attributed to:

- Revisions to the existing vestibule to improve energy efficiency and comply with current ADA code
- An additional office space
- Fewer existing walls can remain for space layout due to fire wall that must remain in place

☑ In August, PPD Committee approved a request to increase the construction budget by

\$30,000 from \$170,000 to \$200,000. The Executive Committee expressed concerns with the increase and requested Management to review the design and bring the project more in-line with the current budget.

☑ Construction documents will be completed and competitively bid to determine actual

- Fewer existing walls can remain for space layout due to fire wall that must remain in place
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☑ Construction documents will be completed and competitively bid to determine actual final construction costs. If required, value engineering will be undertaken to minimize  
**Salt Storage Shed:**

Salt Storage Shed:

- ☐ Construction permit expected by 8/19 and construction bids due 8/13.
- ☐ Construction activities are expected to start in late August and will take approximately 6 weeks.
- ☐ Coordinating with PPD and McFall and Bery to remove materials from current shed/bin for demolition to start in August.



**From Dora Pugliese**

October is a great month to plant perennials and spring bulbs such as daffodils (not tulips, the deer love them) and shrubs. Remember not to plant trees in your 4ft foundation area or patio because eventually the trees will grow tall and the roots may damage the underground pipes. These include

dogwoods, spruces, pines and crape myrtles although some varieties now come in a bush size and others do not grow more than 6ft high. Check with a nursery advisor for one of suitable mature size. Also remember that the trees planted outside your 4ft perimeter belong to the common ground and may not be trimmed without the approval of the board .

Some of my plants spent the summer outside and now I am bringing them inside. Examples are my amaryllis, Xmas cactus and geraniums. Before doing this, first wash the pots with Clorox and spray the plants with an insecticide.

Mulch looks great around your plants but make sure it does not touch the stems of your plants or the edge of your house. It's best to use pine bark mulch as it is natural colored. Some mulches have coloring added to them and you don't know what kind of tree the mulch came from.

For any questions call me at 301 598-0265

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### Please Register your Pet

We are updating the Mutual 10 database. Please call Marlene Smith at 301.598.3989 to register your pet. **Thanks!**



### Please Update your Records

We are updating the Mutual 10 database. Please call Marlene Smith at 301.598.3989 to update your record. It is important to update your phone number and emergency contact. **Thanks!**