

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

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FROM THE PRESIDENT

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



President's Message: President: Dora Pugliese

Finally the weather is getting cooler and we can enjoy the outdoors with fewer mosquitos. Last month I had some remodeling done to my home and one morning I saw some water dripping from my air conditioner. I had it serviced a month ago so I knew it didn't need any Freon and I had also recently changed the filter. However, the dust from the work being done in the house caked the filter. I replaced it and had no more trouble. Now is the time to change your filters before you turn on the heat. I keep a note on the wall by the furnace and write the date every time I change the filter. I change mine every six weeks.

A sick looking raccoon was seen walking in the park behind Deerhurst Terrace on several recent occasions. Raccoons can be very aggressive, especially if they are sick or feel threatened. If you see him, please call Se-

curity. Also, please keep your trash cans lids on, your garage door closed and your dog on a leash.

Six rusted garage doors will be painted soon. If yours is on the list, I'll give you a call the day before the work is scheduled. Your car will have to be outside for a day to let the paint dry.

Janet Martin and I are going to conduct a survey of the sunrooms and the bonus rooms in Mutual 10 so if you see two ladies snooping around your house, it will be us.

The fire in Montgomery Mutual last week damaged several apartments. I was surprised to learn that six owners did not have homeowner insurance. Please see the related article by Bob Namovicz in this newsletter. The insurance is not expensive but very critical.

One dog was saved but a cat died in the fire. This reminded me that most of the pet owners in Mutual 10 have not registered their pets. Pets sometimes get lost or hurt; it would be helpful if we knew to whom they belong. I'll stop by your home next week to fill out a registration form or you can call me and tell me the breed of dog or cat and their names.

The Wine & Appetizer party was a big success. Everyone who attended had a great time. We hope to see you at our next Mutual event – the Fall coffee on October 31st.

Dora



LANDSCAPE

By: Dora Pugliese

I must be the only one who is happy every time it rains; our trees and bushes really need it. Part of our Mutual is being seeded this week. McFall & Berry seeds 20% of our Mutual every year.

You have probably heard about proposed Bill 52-14, which will be voted on soon by the Montgomery County Council. If it is approved, you'll see a lot of weeds since we won't be able to use herbicides and insecticides. It is not a good bill since the stores will still sell all the products banned to the professional landscapers who are regulated by the State of Maryland. As an owner, you will still be able to use whatever you want on your flower bed and trees. In addition, golf courses and farms are exempt from the bill.

Some people want clover all over the lawns for the bee population. Bees love all kinds of flowers. If you walk through the garden plots, you'll see them happily buzzing on the sunflowers, cosmos, zinnias, and Russian sage. We even have two beehives. Plant some colorful flowers around your house or in containers and you will see plenty of butterflies and bees.

Next week Dan Martin and I are going to plant some daffodil bulbs under the Kelmscot signs. We planted some liriopes under some street signs but the rabbits have been eating them up and pulling them out of the ground. I noticed many peonies have powdered mildew; just cut them down and they will come back next year.

Some landscaper's names to help you with your garden problems:

Bill Bowers 301-831-7893

Harrison Rieck 202-498-5143

Marcus Birznieks 301-610-9721

Dottie Sines 301-921-0871

Mutual 10 BOD Summary Summary of August 27, 2015 M-10 Board Meeting

By Bob Namovicz

Assistant General Manager Jolene King reported on the 2016 Budget, projecting a \$2.00 increase per month; several Open Houses are planned; re-sales continue to be strong; the Ballroom renovation is on schedule. She addressed several concerns by Board Members.

Treasurer Martin reported that the Mutual remains on budget for 2015; the proposed 2016 Mutual budget was discussed and approved for distribution to residents for comment.

Invoices were approved for payment; our new Administrative Assistant (Marygrace Sera) was announced; social events were discussed; plans for another interaction with the LWM Social Worker were launched.

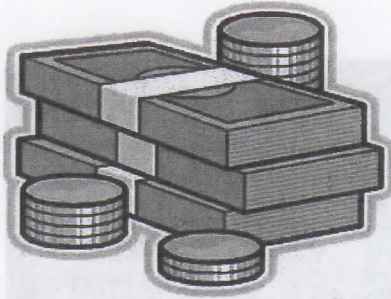
There was discussion of a possible rules change, and it was referred to Committee.

Progress on improving our database was discussed.

It was agreed that Ms. Pugliese would be our alternate on the LWM BOD.



BOARD MEETING



Treasurer's Report

By Janet Martin

Our finances through August, 2015 are as follows:

Income	\$ 1,011,642
Expenses	\$ 1,042,890
Deficit	\$ 31,247

Variance over Budget \$1,919

Reserve Balance 08/31/15

\$ 555,748

We had another good month in August. We are now ahead of budget on a year-to-date basis. Barring any unusual expenses, we should stay in that position for the remainder of the year.

The 2016 Mutual 10 Budget was approved at the September 24th board meeting, conditional upon the thirty day comment period expiring without any significant objections from a unit owner. Since I've only had a couple calls with questions, I don't expect that to happen.

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 9/29 LWCC BOD summary is:

Action Items:

1. A resolution was passed that for the 50th Anniversary Celebration that any banner place on the LW Globe would not be allowed to display any funding sponsorship.
2. A resolution passed approving a Community Planning Advisory Committee recommendation for an Administration Building/Clubhouse I site plan. The plan includes a Bi-Level administration building as well as the parking lot design inclusive of a recommended traffic pattern.
3. Endorsement of the county bill 52-14 pesticide bill:
 - 3a. The BOD approved a motion to rescind the community endorsement of 2/15 supporting the bill version authored by G. Leventhal.

3b. The BOD approved a motion not to support either the original Leventhal bill or the amended version put forth by R. Berliner.

4. A resolution passed for the Strategic Technology Committee to maintain it's Special Ad hoc status, and present a 2016-2020 LWCC Strategic Plan by March 2016.

Updates:

The Strategic Technology Committee presented process goals for long term technology needs for both community infrastructure and residents.

Hartman and Associates Consultants for short term infrastructure technology needs are re-configuring server operations as well as identifying budgeting for system wide systems upgrades.

A BOD Sub Committee is overseeing the interaction between the LW News Advisory Committee and management while assuring a quality newspaper serving LW residents.



NEIGHBOR'S NOTES :

Room Wanted: - 67 year old female , current LW resident looking for a room to rent w/same. Honest , quiet , clean. Needed 10/14/15 \$350 month/max .Call 1-301-598-1751

Paula Lewis

Desktop Computer

Window 7 Dell Inspiron 520S. includes monitor, mouse , key pad ,

FREE

Call Dora 301-598-0265



neighbor
|||||to||||
neighbor



Are you insured?

By Bob Namovicz

You may have heard about the recent fire in Montgomery Mutual. This is at least the third such event in Leisure World in recent years.

While 12 residences were damaged in the fire, no people were injured. We are fortunate that we are close to truly excellent fire-fighting forces; many trucks, volunteers and professionals arrive on the scene very quickly, and usually can extinguish the flames before major damage is done. However, the experience on Glen Eagle Drive shows us that even with such rapid and massive effort, residents can be left homeless.

What you may not have focused on is the fact that over half of the owners of those homes (six of the ten homes) had NO INSURANCE! Sure, the structures were insured by the Mutual and the structures will be rebuilt.

Some of us might think that insurance is unnecessary because our homes are paid for. Since you have no mortgage, and the Mutuals insurance will pay to rebuild the condo, why insure? However, all of us need to think about what will not be covered by insurance supplied by the Mutual.

For starters, residents need to think about the most immediate affect of a fire: you may not be able to live in your condo until it is re-built. General Manager Kevin Flannery has told us that some of the damaged homes in Montgomery Mutual will be repaired by the end of this year; others may not be ready for occupancy until late Spring. Who is going to pay for temporary lodging while repairs are made? Remember that your monthly condo fee will still need to be paid, even if you are unable to live in your fire-damaged condo.

Who will pay for that while you are paying for temporary lodging?

Of course you also need to think about the contents of your home. Years of accumulation – furniture, pictures, knick-knacks, plants, pets, financial records, jewelry, possibly cash that you haven't been able to get into the bank – all could be lost.

Will you be able to replace it all?

Insurance is essential. All of us need to talk with our insurance agent to assure that we are covered for unexpected tragedies. All of us need to have HO-6 (Condominium Owners Coverage). If you have special needs (ask your agent), you may need additional coverage.

Please don't put this off.





FIRE SAFETY FORUM

Ready-Set-Go

Fire Safety in Leisure World

Sponsor: Emergency Preparedness Advisory Committee

When: Tuesday, October 20, 2015

Time: 9:30 a.m. until 12:00 p.m.

Where: Auditorium of Clubhouse II

Please call Clubhouse II at 301-598-1320 to register

Speakers:

Montgomery County Fire & Rescue Service:

Firefighters from Station 25

Battalion 704 Chief Dee Howard

Maryland State Fire Marshal Brian Geraci

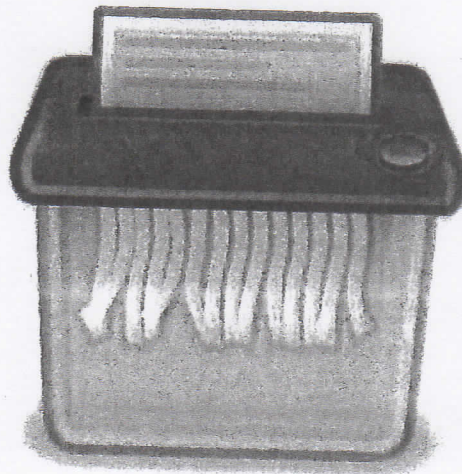
MCFRS Fire Chief Scott Goldstein

Senior Outreach Coordinator Jim Resnick

Public Information Officer Pete Piringer

Leisure
 *World*
OF MARYLAND

LW COMMUNITY SHREDDING DAY



- **Date:** October 24, 2015
- **Location:** Administration Bldg. Parking Lot
- **Time:** 10AM – 1PM

Now is a great time to reduce paper clutter in your home and free up space by permanently destroying outdated or unwanted files and documents. You can bring your files and/or documents and watch them get shredded on the truck right in front of you.

Please do not bring the following items: newspapers, brochures, and magazines that go in your regular recycling; batteries; media of any kind; hanging folders; or large metal objects.

If you have questions, please call Berri Sommer at 301-598-1370.