

The Kamscoot Village Tidings

September, 2016



From the President – Dora Pugliese – 301-598-0265 – dorapugliese1@verizon.net

It felt so nice not to have the air conditioning on for a few days – the windows were open, the fans twirling – perfect summer days! Our biggest expense for our Mutual is electricity so try not to waste it. Keep your windows and doors, including storm and garage doors, closed; keep your blinds on the southwest side of your home drawn during the afternoon; do your washing and drying after 8 p.m. or on weekends when the rates are cheaper; turn off lights when you leave a room; don't leave a light on outside all night long. Every little bit helps.

We need volunteers for different advisory committees. We already have some members who have to apply again for next year. I circled the committees where we need representation on the next page (front & back). If you wish to be on one or more of the committees circled, fill out "Attachment B" and get it to me by October 15th at the latest.

The Mutual is very happy to welcome our new assistant **Roberta Carter**! Her phone number is 301-598-1316. She is still in training so for the time being, call LeRoy Salazar (301-598-0373) or me (301-598-0265) if you have questions.

**Have an enjoyable September,
DORA**

TO: Mutual Presidents

CC: Property Managers, Mutual Assistants and Advisory Committee Chairs

DATE: August 1, 2016

FROM: David Frager, Chair, LWCC Board of Directors

SUBJECT: Nominations for Service on 2017 Advisory Committees

It is time to seek residents for the Leisure World Community Corporation Advisory Committees. A list of preferred qualifications for specific Advisory Committees has been developed and is attached (ATTACHMENT A). Please share these qualifications with your current representatives and with anyone in your Mutual who expresses an interest in serving on an advisory committee. Please keep in mind that it is more important for the effective and efficient functioning of each committee, and for the community as a whole, to have qualified committee members than it is to have each Mutual represented on every committee.

- Please ask all potential representatives to complete the attached Request to be a Representative on an Advisory Committee form. (ATTACHMENT B) **This is important for both new representatives and returning representatives.**
- Members who are presently serving on a committee still need to resubmit their name by completing the form. **This does not apply to members of the Government Affairs Advisory Committee whose terms run July 1 through June 30. This committee will seek nominations in spring of 2017.**
- Please ensure that your nominee is willing and available to serve on a regular basis. He or she should be advised that a member who misses three consecutive meetings may be dropped from the committee roster, at the discretion of the committee chair.
- Please use ATTACHMENT C for submitting the list of names of all your Mutual's nominations.

You are reminded that, in general, there is only one representative per Mutual on any committee unless:

- (a) the second representative is particularly qualified to serve on the committee; and
- (b) the addition of a second representative from a Mutual has been agreed to by the committee chair, Mutual president and Chair of the LWCC Board of Directors.

We would like to have all of the names submitted so that the committee lists can be approved at the November LWCC Board meeting. Therefore, it is important that your list of nominees be submitted to Monica Tejada, LWMC, Trust Assistant, 3701 Rossmoor Boulevard, Silver Spring, MD 20906, **no later than Friday, October 28, 2016.**

ATTACHMENTS:

- A Preferred Experience/Qualifications for Serving on a Committee
- B Request to be a Representative on an Advisory Committee
- C Mutual Residents Nominated to Advisory Committees

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.
- 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.
- ★ **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.
- ★ **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.
- ★ **Leisure World News** - education, training, and/or experience in the following fields: journalism, publication/production of newspapers or newsletters, and communications in general.
- Physical Properties** - knowledge of maintenance services, customer service, business planning and operations.
- 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.
- 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.

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: _____

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 _____

Treasurer's Report – Janet Martin – (240)669-8954 – janetlmartin@earthlink.net

Our finances through July, 2016 are as follows:

Income	\$690,768
Expenses	\$694,649
Deficit	\$(3,881)

Variance over Budget = \$22,568

Reserve Balance 07/31/16 = \$587,856

In spite of the high heat and high electric bill, we had another excellent month in July with a surplus of \$5,160. We have a year-to-date surplus over budget of \$22,568, keeping in mind that we budgeted in 2016 to end up with a deficit of \$30,000.

Between our operating accounts and our reserve accounts, Mutual 10 has close to \$1,000,000 on hand. All of this money is maintained in an FDIC insured checking account, Money Market accounts, or certificates of deposit. The funds are divided amongst enough banks to be certain we do not exceed the FDIC limitation at any one bank. Unfortunately, as I am sure you are aware, interest rates have been very low for a long time. Please be assured, however, that all of the funds are perfectly safe and nothing is at risk.

Welcome back to Ingrid Por, our Mutual Accountant, from maternity leave – and a big thank you to Nevila Baboci who did an excellent job covering for Ingrid while she was out.

As always, fee free to call me or email at any time if you have a question about our finances.

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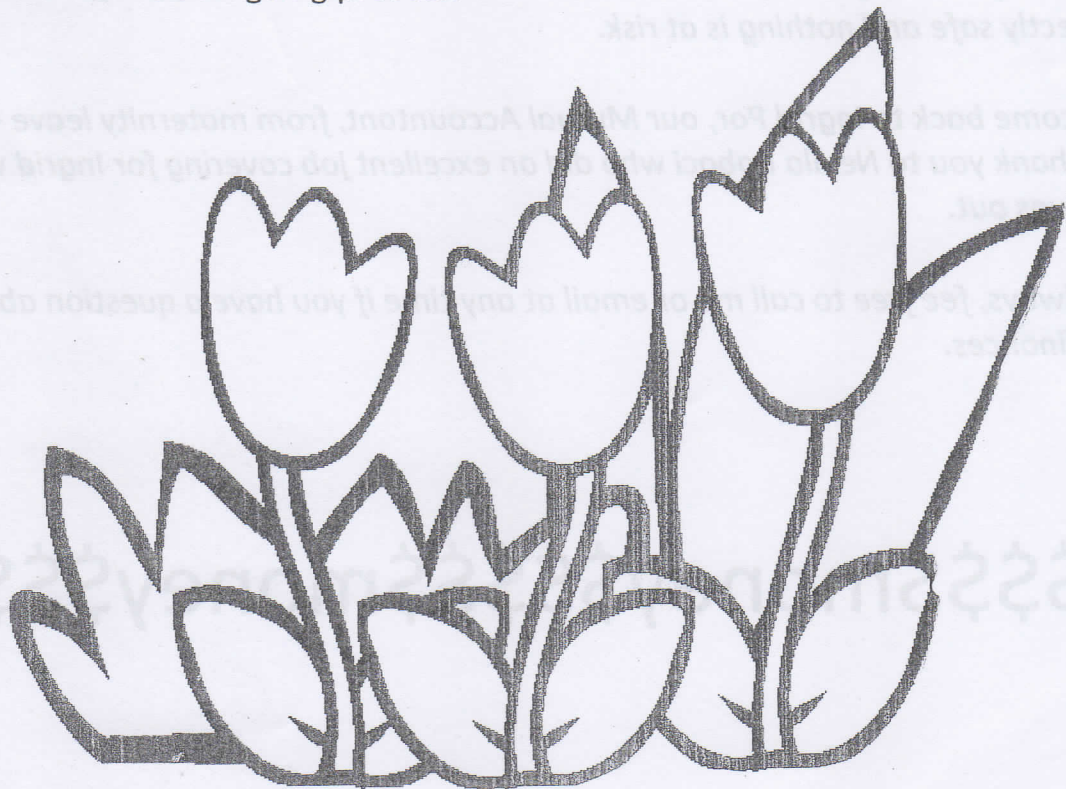
Landscaping Report – Dora Pugliese

Our 100 degree temperatures did a beautiful job in making the weeds grow lush and tall, so please take a look around your foundation plantings and take care of them.

I thought I was finished sending “please take care of...” notices but Mother Nature decided otherwise. I send you a form letter because I don't have time to call everyone personally so don't get offended or upset if you receive one. I give you plenty of time to correct the problem.

We have to cut down three more Ash trees with bores. There are still more to cut but we are waiting until they look very scraggly. Soon there won't be any Ash trees left in Maryland.

The next time you go to Club House 1, check the garden on your right – it is **Daffodil Park**. McFall & Berry donated a porous pave pad and Leisure World donated the beautiful teak furniture. There is a path from the sidewalk to Daffodil Park which is wheelchair and pedestrian friendly. Another pathway connecting to LW Boulevard will be completed next year. Take a break and enjoy the gorgeous trees. The LW trust landscaping committee is planting different flowers and bushes this fall – an on-going process.



Would You Like a "Home Safety Check"?

The Montgomery County Senior Outreach Program provides home safety checks at no charge to Montgomery County seniors. This includes a walk-through of your home looking for safety concerns. They also provide and explain a "File of Life" form which should be filled out with pertinent medical information and kept on your refrigerator. Firefighters and EMT's are trained to look for the File of Life if they are called to your home for a medical emergency. The home visit also includes discussions of the means of escaping a fire and strategies to prevent falls. In addition, if you have a battery powered smoke alarm, they will install a new 10-year smoke alarm (soon to be required by law in Montgomery County) at no charge. (They cannot replace hard-wired smoke alarm). **To schedule a home visit, simply dial 311.**

FRAUD WARNING SIGNS!

If it sounds too good to be true, it is.

If someone pressures you to act "right away", walk away.

If they guarantee success, hang up.

If they promise high returns, laugh.

If it requires an upfront investment – even for a "free" prize, scoff.

If a buyer wants to overpay you for an item and asks you to send them the difference, beware.

If it doesn't have the look of a real business, it's not.

If something just doesn't feel right, trust your gut.

ALL fraudsters sound NICE, but don't be lulled....**stay skeptical, stay strong.**

Correction

In the August Tidings there was a section entitled "Welcome to Our New Residents". The first name mentioned on Densmore Court was incorrect. It should have read Aster & Berhane Hawariat. Our apologies – **WELCOME!**

Has Your Primary Phone # Changed?

If your phone number has changed, please contact **Roberta, our Mutual Assistant, at 301-598-1316.**

We don't want you to miss out on important robo-calls. If your primary phone number has not changed and you still aren't receiving robo-calls, call Roberta in that case too.

Thank You!

A shout out to Dan & Janet Martin and Mike Showalter for delivering the new phone books to all Mutual 10 residents.

Garage Door Replacement Committee Members

If you'd like to be part of the decision-making about garage door replacement/enhancement, call Peggy Salazar at **301-598-0373**. Your commitment would be 2 one-hour meetings in the near future – TBD. A limited number of slots are available, so call ASAP. All slots will be filled by Thursday, September 15.

This & That

Mutual 10 Board Meeting Summary: August 25, 2016

LW General Manager's Report: Community finances show a significant surplus in the first half of 2016. Home sales in LW have been brisk. The Budget Workbook for 2017 is now on the corporate website at lwmc.com. The community Board of Directors is scheduled to take action on the budget August 30.

Continuation of Mutual Involvement in the e-ratings Credit Program: Our Mutual 10's position is to allow LW management (PPD) to continue its process of assessing mutual-wide improvements including heat pump and bonus room type installations. Our Mutual Board will not continue to be personally involved. However, there are a few residents who have installed bonus rooms and have not as yet been assessed for an e-rating adjustment. Treasurer Janet Martin will monitor this issue and make sure they are.

Garage Door Upgrade: Preliminary research on eventual Mutual-sponsored garage door replacements will be done by a sub-committee consisting of both Mutual board members and Mutual residents. Residents will be solicited in the Tidings newsletter. In general, aesthetics, functionality and standardization are the goals.

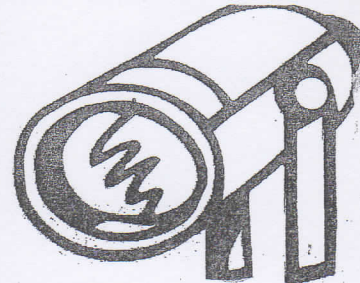
2017 Mutual Budget: Treasurer Janet Martin presented a draft noting past and present financial activity as well as announcing a monthly condo fee increase. Careful management of all Mutual operations shows a positive financial position. Monthly condo fees are made up of two portions – one is for Leisure World community fees and the other is for Mutual 10 operations. In 2017 the **estimated** increase will be \$5.00 for the community and \$1.50 for the Mutual - totaling a \$6.50 increase.

New Information for New Residents: As a result of past discussions, a new letter will be added to the hospitality bag given to all new residents of Mutual 10. The letter mentions that though realtors may be well intentioned when advising a prospective resident of the "Rules of Mutual 10", realtors are often incorrect, given that each mutual has unique rules. Rules for Mutual 10 are disseminated at settlement and are located on our Mutual website. Any current/prospective resident should rely on these rules only for accuracy.

Public Comments: Mr. Showalter of Kelmscot Dr. and past Mutual President discussed and challenged the Board's responsibility with respect to aluminum wiring outlet inspection and/or replacements in each unit. The Board had communicated to the residents by letter last spring that aluminum wiring exists in our homes and gave residents the option to get an inspection by PPD – a cost to be borne by homeowners. Discussion still continues even though all parties agree that the hazard threat is very small. No incidences have occurred in Mutual 10 homes as a result of aluminum wiring.



Neighbor in the "Spotlight"



Meet Marcia Harrad!

A resident of Mutual 10 for two years, Marcia is a homegrown D.C. area native. She was born in Washington D.C. and raised in Northwest Washington and later in Prince George's County Maryland.

A few years after attending the University of Maryland, Marcia was drawn to landscaping. She found a job with a landscape company to learn the trade and soon after her and her partner Richard began their own landscape business "Design Landscaping". Together they did residential and commercial landscape design. Their interior/exterior projects were quite extensive involving plantings, gardens, waterfalls, stone work and continuing maintenance.

Even though Marcia very much enjoyed the landscaping industry, after many years she was urged to and was interested in pursuing realty work. By this time her natural "people skills" were a perfect fit for an occupation that required her to foster interpersonal relationships. She became a licensed realtor in 1980 - starting out at Panorama then onto Shannon & Luchs (now Weichert). She still kept her hand in landscaping in her first three years of the realty business (to this day she enjoys gardening) but then decided to stick with being a realtor full time. Since 1987 Marcia's been a realtor with Long & Foster - working in the Montgomery County area, including Leisure World. Before moving to Leisure World most of her realty work was in the community where she lived - Tivoli in Silver Spring.

Marcia has become involved with the Leisure World Democrat Club and she, of course, spends a lot of time on her flower beds around her home. Often, you will catch her helping her neighbors with their gardens as well!

