

# TIDINGS

**Mutual No Ten**

**September 2011**

**FROM THE PRESIDENT**

**FROM THE PRESIDENT**

By: Michael Showalter  
301.598.3247 [showmt@hotmail.com](mailto:showmt@hotmail.com)

**Recent Events:** This has been a harrowing couple of months for Mutual 10. We've experienced an earthquake, a hurricane and torrential rains. For the most part, our mutual came through all of this in pretty good shape. The earthquake was notable because of its rarity and was pretty unnerving, the hurricane blew down some branches but fortunately they didn't fall on anything vital and the rains taxed our storm drainage system but our homes weathered the onslaught fairly well. Only a couple of residents reported leaks. Finally, as far as I know, everyone experienced no loss of electric power unlike many residents in the not so distant suburbs. We have friends who were out of electricity for about four days.

**Attic Insulation Project:** The project continues unabated and on schedule. As of today, September 14, we will have completed 72 out of the 120+ homes which are slated to be done. Most of the remaining homes have a date scheduled, but we have had difficulty in contacting about 20 residents. **The insulation work is**

**being done at no charge to you. So Please!!!: If you are one of those residents who has not been scheduled, please contact Dora Pugliese, Paul Eisenhour or myself to set up a date to have your home done**

**Finance.** Our treasurer, Janet Martin, is putting the final touches on our 2012 budget. This is an iterative process which I believe is finally coming to a close much to Janet's relief I'm sure.

**Roofs:** The replacement of roofs is underway on a number of homes in our community. The homes being done this year are the flat-roofed models which are an average of 20-years old -- far more than their anticipated life expectancy. Many other homes will have repairs done to make sure they are in good shape to face the winter. John McMahon will be coordinating this effort with John LaClere from Physical Property Division. If you are having any roof or gutter problems contact John McMahon and he will take care of you.

**Reserve Parking Aprons:** Some residents, typically those at the end of dead-end access-ways have parking aprons present that are co-located

beside the driveways. Some residents are using these as extra parking spots while their driveways remain unoccupied. The Board of Directors wants to stress that they are not there for that purpose. They are for the use of contractors, emergency vehicles or as turn-arounds. So please discontinue using them as extra parking places for your vehicles. If this continues, you will be receiving a letter from the board to cease and desist.

**Planned Absence:** I will be away the later part of Sept. so please contact one of our other board members during that period. Also, please remember to refer to your list of members and their areas of responsibility when making a call requesting a repair. **As always, if there is an emergency, call PPD immediately at 301 598-1500 and during non-business hours call the Main Gate at 301 598-1044 so that you can get immediate service.**

Mike

### PAUL'S PLACE

By Paul McDonald  
301-438-8253

I volunteered to be the Editor of TIDINGS and was selected to do so by the Board of Directors. The working of a condominium is based on volunteers. The Board of Mutual 10 are volunteers as are the representatives of Mutual 10 to the Committees of the Board of Directors

of Leisure World. These volunteers want to make sure that the rule of majority prevails. That your voices are heard. Mutual 10 Inc. is incorporated under the laws of Maryland to own and govern the space and appurtenances, 158 domiciles (manors) and approximately 17 acres of land, that make up Mutual 10. The incorporation documents and the by-laws are recorded in Montgomery County. A copy of the by-laws is available to you by going to the Administration Building and asking for them (There may be a copying charge) or by going on-line to LWMC.com and clicking on the "Governance" tab. Every owner in Mutual 10 signed a paper at closing (or transfer of title in an inheritance) that said he/she has read the by-laws and agrees to abide by them.

In the course of governing the Mutual it became obvious that some rules needed to be made. For instance we had crows that scattered the garbage all over when it was put out in plastic bags. Not only was it messy but it was attracting rats. The by-laws allow the Board to set rules so they made a rule that trash and garbage must be in a hard container. Several other rules have been made and are set out in "Living in Mutual 10" which you should have received at closing. If you don't have one of these booklets contact the Mutual Assistant at 301-598-1371 and ask for one.

The administration of Mutual

10 is done by Leisure World Community Corp. (LWCC) for a fee. After the Annual Meeting the new Board votes on selecting them to do the administration or to select a new management company for the following year. LWCC keeps our books, advises on investing our reserves, provides PPD, the Medical Center, contract management with the landscape contractor and other contractors, and a record of what contractors are licensed and properly insured to work in L/W. They also print and distribute this newsletter.

A new assist in communication within and about Mutual 10 is our web page. Paul Eisenhour has provided this service. It enables the Board to communicate directly with residents and other interested persons on an immediate basis. The web page and Tidings are in sync. So any news in Tidings is available at the web site. Since not everyone in the Mutual is on-line I suggest that you find a neighbor who is, and ask them to tell you about important things they might receive, team up as it were. On your television, channels 952 and 954 have the synopsis of what is going on today and tomorrow in Leisure World. Any emergency which effects the total installation will be broadcast there.

Periodically a list of all the clubs and organized activities of L/W with the contacts names and telephone numbers will be periodically attached to Tidings. This list is maintained by the E&R office in Club House I. You

can use it anytime by stopping there and asking for it. It is possible that some residents of Mutual 10 engage in activities you also might like. I intend to publish letters explaining why it is fun and how you can join. I have attached Shirley and Bob Blumberg's letter about their love of gardening and what goes on in L/W gardening circles.

### FINANCES

By Janet Martin, Treasurer

Our draft budget will be approved at the Board Meeting on Sep 22<sup>nd</sup> and then mailed to you for review and comments. I will talk about specific line items in a letter accompanying the budget. When you receive it, please feel free to contact me with any questions or concerns.

It is our understanding that WSSC will be doing some major work in our Mutual during 2012. Because their specific plans will not be known until closer to year-end, we have deferred any major road work this year. Otherwise, our 2011 financials are in line with the 2011 budget.

The flyer about direct payment of your monthly condo fee was inadvertently left off of last month's Tidings but is attached this time. Again, I encourage everyone to sign up for this service if you have not already done so. It is safe, secure, and very convenient. If you have any additional questions about the

process, please call me. I will be happy to help you through the sign-up process in any way I can.

Janet Martin  
240-669-8954

### **Landscaping** **by Dora Pugliese**

The recent storm did very little damage to our community. Only one tree had to be cut down. Our landscaping co., McFall and Berry and Richard Jones (PPD) will trim some overgrown branches within the next couple of weeks.

September is upon us and it is time for a good clean-up around your homes – especially on the sides of the residence you normally don't frequent. Recently I took a walk through our mutual and some homes have lots of weeds. I'll send some reminders next week to those residences in need of work.

We would like to remind the owners' of rental units to make certain that the foundation plantings and beds of your rental units are maintained -- whether you make arrangements for this to be done by your tenants, do it yourself or get a yard man to do the work. Keeping our homes attractive benefits everyone and helps maintain or increase the value of our residences.

To arrange for the pick-up of landscaping trimmings you must now contact PPD's Grounds Department at 301-598-1314.

For our newer tenants who may wish to have landscape or clean-up work done for them, a fair number of our residents have used the following contractors:

1. McFall and Berry, 301 598-5161
2. Bill Bowers, 301-861-7893
3. Stan Landscaping, 1-443-974-1008
4. Franklin, 301-803-9476

This above list is for your convenience and in no way implies Mutual 10's endorsement of these companies or responsibility for their work.

Oil spots in driveways from leaks from your cars are unsightly. Just as you would not want large ruts in your neighbor's yard the presence of oil spots detracts from the overall appearance of our community. So please, have the leaks fixed and clean up the spots. Any hardware or automotive store carries chemicals to remove them.

### **Fences and Gates** **By Joan Byrnes**

Some of our residents find it less confining to keep their patio gates in the open position. It was the consensus of the Board at the August meeting that this is acceptable but great care should be taken to have them well secured. Stakes driven deeply into the ground on both sides would be best. If improperly secured gates blow closed and cause damage.

It will be the owner's responsibility to cover the cost of the repairs in that event.

## WELCOME NEW RESIDENTS

By Pat Dunn

I'd like to welcome our newest residents:

- Florence Feinberg - 14547  
Kelmscot Dr (301) 598-1975
- Yuanchia Chao & Xiujian Chao -  
14806 Lindsey Ln. (301) 598-0780

## FIREPLACES & FLUES

At a recent Board meeting it was suggested that the fireplaces and flues be inspected by the Mutual. The subject was deferred until further information was obtained. The following is that information.

The Mutual has 158 manors. Some of these have fireplaces. The original construction of the fireplaces was a boxed area starting with a chimney shaped box on the roof. The firebox and flue are a unit provided by Heatalator Fireplace Co. and installed by the construction contractor. No separate record was kept but there are indications that three of the originals were removed. One was replaced by a brick fireplace with a double walled metal flue similar to the original. The other two gave space back to the living room. The stacks were removed and the roof sealed. All this work was done at the expense of the owner.

Maintenance has been done by

the Mutual on the roofs and chimneys as required. No maintenance has been done by the Mutual on the firebox and flue. If the fireplace has been used frequently, particularly with soft woods, there might be a creosote buildup in the flue. This could be a fire hazard. By simply looking up the chimney with a flashlight you can see two things (1) that the damper works to close the chimney when not in use and (2) that there is or is not a build-up of creosote. If there is a build-up we suggest that the services of a chimney-sweep be engaged by the owner.

## HEROS

The residents of Mutual 10 have every right to feel proud of fellow residents, Printzy Sims and Elaine O'Leary. Printzy has led the Leisure World Chorale for many years as well as playing the piano for countless plays by Fun and Fancy and as entertainment for events like the Mutual 10 Annual Dinner. In recent years Elaine has helped by playing the accompaniment while Printzy was giving full time to conducting. The Chorale was greatly improved by this teamwork.

Printzy has retired, Elaine has taken over both jobs while searching for a conductor. Help her out if you can. If you see Printzy or Elaine thank them for being a HERO of Mutual 10.

The Board

To "Tidings"

## SUMMER ACTIVITIES IN M/10

We have had a wonderful summer and hope all of our fellow residents have enjoyed it as well. The Spring colors made driving around Leisure World a pleasure and fall is likely to repeat the colorful display.

Our little patio has been full of our Bonsai plants, colorful flowers such as Mandevillia, Clematis, Impatiens and our favorite, Marigolds. We have tomato plants and of course weeds. In early July a Hummingbird family began to visit our feeder providing much unexpected entertainment.

As members of the Leisure Word Garden and Environmental Club we helped out with the annual exhibition which is free to all Leisure World residents. We entered two plants in the show, a 25 year old Bonsai and a well behaved, happy Staghorn Fern. The judges awarded the Bonsai a "Best-in-show" and the resident attendees voted it their most popular plant. We were very pleased with that. During the show we met and had many wonderful conversations with club members and residents mostly about plants and veggies.

Mounting the exhibitions required effort from many helping hands, among these were several Mutual 10 residents, such as Norma Lee

Graham, who is the club president, Peg Arillo, and Leora Belt. So if plants turn you on, and you want to meet a nice group of people, try the Garden and Environmental Club.

By Shirley and Bob Blumberg

## KNOW WHO TO CALL!

Below is the list of Board member duties:

Mike Showalter, President  
(301) 598-3247  
showmt@hotmail.com  
\*Roads & Pavements \*Water/sewer line breaks \*Energy issues

Dora Pugliese, Vice President  
(301) 598-0265  
dorapugliese1@verizon.net  
\*Landscape \*Drainage issues

Janet Martin, Treasurer  
(240) 669-8954  
janetlmartin@earthlink.net  
\*Review and approve invoices for Mutual \*Advice Board on availability of funds for major projects.

Joan Byrnes, Director  
(301) 598-4949  
\*Fences, gates

John McMahon, Director  
(301) 598-3584  
\*Roofs, gutters, downspouts \*Patio door replacements \*Plumbing, Electrical problems

Pat Dunn, Director  
(301) 598-5553  
patdunn29@comcast.net  
\*Welcome new residents and obtain contact information

Paul Eisenhour, Director  
paule@lwm10.com  
301-460-5588  
\*Website \*Termite infestation problems.

## PLEASE ! NO "ONE-STOP-SHOPPING!"

We have told you which members of the Board have which duties in the Mutual. We will repeat the list in this issue. Please detach the list and put it where you can easily find it. I suggest that it be taped to the back of the most used kitchen cabinet door. If you have a real emergency involving your manor, call PPD directly (At night or on weekends call the gate house.) PPD is at 301-598-1500 and the gatehouse is 301-598-1044. Volunteers cannot be expected to catch all the calls at all hours that 200+ people can generate.

## LEISURE WORLD OF MARYLAND - NEWS FROM YOUR ACCOUNTING DEPARTMENT

### EVERYTHING YOU WILL NEED TO KNOW ABOUT CONVENIENT, SAFE, AND EASY DIRECT PAYMENT OF YOUR MONTHLY COMMUNITY ASSOCIATION FEES

***Q. Just what is Automatic Direct Payment of my monthly Community Association fees?***

A. Today's technology now allows us to electronically and automatically deduct your monthly community association fees from your bank account. It is done accurately, securely and you will always know your balance and payment status. Ours is the same technology and techniques used by governments, private industries, and many associations to protect their customer's money and investments.

***Q. What are the advantages to me as a Leisure World resident and fee payer?***

A. It's very convenient for you. You will never have to write a monthly community association check again. There are many other advantages too!

You actually save your money by not having to pay a check transaction or processing fee or pay postage to mail your check. You don't need to take your valuable time to make your payment. All this is done for you with your direct payment plan.

It's very safe - your check cannot be lost in the mail or stolen. Your payment is always safely and securely in place all the time. No one has access to your check because there isn't one!

It's reliable and secure: no need to travel to the bank in bad weather and no need to worry

about your payment if you are away. Your payment is always made for you on time, every time.

***Q. Where do I sign up for this plan and what material must I furnish?***

A. You may sign up in the Leisure World Accounting Office. You will need to fill out the form titled "Authorization Agreement for Pre-Authorized Transfers (Debits)". Accounting will be glad to help you with this form. **You will need to bring in a check for your next payment. We will use your check to verify bank and account numbers. Finally, we will need to know your Leisure World Community Association account number.**

***Q. How long will it be before this plan takes effect on my bank account?***

A. There is a one month delay between the time you apply and when your first automatic debit will occur. From then on, your payment will be automatically deducted from your checking account and deposited for you.

**Over 4000 accounts have already signed up for Direct Payment. It's the smart thing to do - - - sign up today!**