

The Keamscot Village Tidings

September 2013

Publication Date: August 30, 2013

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- LW Security:
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- Main Gate:
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- Comcast:
(301) 920-9951

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FROM THE PRESIDENT

By: Michael Showalter
301-598-3247 showmt@hotmail.com



President Message:

Delores and I have been in Missouri for most of August so I have little to report. We had mild weather for much of our time here and hope you had the same. We got back on August 27. We had a good time visiting with relatives and sightseeing but are happy to be back home. I want to thank Dora Pugliese and the rest of the board for filling in for me during my absence.

Stained Trim Strip around Garage

Roofs: The unsightly stains on the piece of roof trim above the gutters of the garages is being scrubbed away for those homes that have had new siding installed. Homes for which installation will be done in 2014 and 2015 will have the same service performed when their siding is replaced. The stains are a result of the use of leaf blowers to clean the gutters. Wet leaves and stained water are blown onto the strips and allowed to dry. In the future, we will instruct the gutter cleaners to remove this ugly debris as part of their cleaning service.

Roof Replacement Update: At the August board meeting, the board will vote on a resolution to have roof replacement done on several homes and/or garages. Our budget for this work will be limited by our finances to just over \$80,000. The roofs selected to be replaced are based on an examination and prioritization of each roof in the mutual by the Clay Kenney Home Improvement Company.

2014 LW Advisory Committee Nominations: If you wish to be considered for a position of one of the Leisure World Advisory Committees please submit your application. I am extending the deadline until September 15. A copy of the application form was attached to the last Tidings. Please state your qualifications and why you would make a good member on the committee you apply for. You may apply for more than one committee.



Treasurer's Report

By Janet Martin
(240) 669-8954

janet1martin@earthlink.net

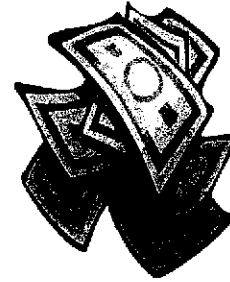
Our finances through July, 2013 are as follows:

Income	\$ 903,876
Expenses	\$ 871,919
Surplus	\$ 31,967
Variance from budget	\$ 43,627
Reserve Balance 7/31/13	\$ 934,771

You will soon receive a copy of the 2014 proposed budget in the mail. Our significant energy savings works to our advantage since we were able to hold the base fee increase to less than

\$1.00 per month, even though the Leisure World Community Facility fees are increasing \$2.00 per month.

As always, please feel free to call me at any time if you have a question about our finances.



Landscape

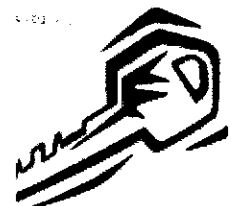
By Dora Pugliese
(301) 598-0265

dorapugliese1@verizon.net

Some of our pine trees are dying and will be removed soon. We can see some damaged branches from the last storm dried up and hanging. And last week for no reason at all, a huge branch broke off the cherry tree located behind Densmore Court. I am waiting for a price to have it taken down. Next month I'll be looking at some new trees to be planted on Leisure World Boulevard.

This is the time of the year when young deer are mating. Do not get close to a male. Some of them are beautiful but keep your dog on a tight leash if you cross one. And if you care about your pet, do not let it run loose. If it goes after a buck, it will get hurt.

A couple weekends ago, I had a phone call from a lady who was going to take care of a cat for 3 weeks. The owners left for vacation in Europe but the keys they gave the pet sitter did not work. We called the gate and they had a key but this one did not work either. The owners had new doors installed and forgot to exchange the keys. PPD was able to open one door which did not have a deadbolt. We were very thankful to Tim who saved the day. If you have had your doors replaced, please make sure you give a new key to the front gate.





Social Committee
 By Dotty VanScoyoc
 (301) 598-2878
 dotty36@verizon.net

MUTUAL 10 POTLUCK DINNER

Date: Friday, September 20, 2013

Time: 5:00 PM - 8:00 PM

Please bring a dish large enough to serve eight people. It should be in one of the following categories:

- | | |
|-----------------------|-----------|
| Casserole/Hot or Cold | Vegetable |
| Salad | Dessert |

This event is being coordinated by Dalia Zahavi and Sherry Hauser.

To avoid duplications, they will call and ask what you are planning to bring.

Cost: \$ 3.00 per person, if bringing a dish to pass.
 \$10.00 per person, if you will not be bringing a dish.

The cost will cover paper goods, silverware, and beverages (wine, soft drinks, coffee & tea).

Please sign up at the E & R office.



The Numbers on Shredding
By Paul Eisenhaur

Importantly, shredding of paper products is good for the environment, as opposed to just throwing them into the trash. But, the numbers that reflect our savings are huge.

Last year, the LW community paid fees of waste hauling tonnage of \$260,000. However this was offset by a \$33,000 savings by having paper products shredded and removed. Obviously, the more shredding that is done, the less hauling fees for trash are incurred. So, shredding has a multiple-pronged effect.

So, please use the gray shredding bins down at the Administration Building, both clubhouses, or PPD. The slot on the top allows you to slide your papers in. But the bin is locked, so nobody can get in until the shredding company does their shredding.

Your Pics Wanted for Website
By Paul Eisenhaur

Until now, all Mutual10 website people pics have been confined to mutual events. But, since we are all Leisure World residents too, it's time to expand – let's add pics of mutual residents who are partaking in any LW activity. That's where you residents come in. If you happen to have any pic you'd like posted, either email them to me or just give me a flash drive (maybe include a caption if it's ok to print that person's name).

We have a lot of new faces in our mutual, and this is one way to recognize or learn the name of some people. And it might expose a LW activity available to you as a resident.

Website: www.lwm10.com

Paul E: paule@lwm10.com



Thomas Williams - 3407 Hallaton Court 240-848-6615

Ingrid Carol Peters - 3402 Hallaton Court 301-598-7479

Karen Kadel Pergler - 14703 Bigby Court 302-587-0999

Dan & Nora Gossen - 3213 Ludham Drive

Van & Brenda Williams - 14614 Deerhurst Terrace
301-598-0805

Elizabeth Gray & Mary Donovan - 14715 Lindsey Lane
240-621-7330

Marie Powell 14658 Kelmscot Drive



FEP Homestretch
By Paul Eisenhour

For many, many months, extensive and detailed planning has been undertaken by the community management as directed by the Leisure World Community Corporation, to present a Facilities Improvement Plan (FEP). When complete, this plan will define a direction, determine funding sources, and establish priorities that will establish action that will enhance community facilities. Presently, the plan is in it's final stages and should be voted on by the LWCC BOD by the end of September.

Specifically, the plan contains multiple possible projects (and variations):

1. Administration Building
Between \$2.2 million and \$5.2 million

2. Clubhouse I

Crystal Ballroom - \$620,000

Maryland Room - \$220,000

Men's Locker Rm - \$5,000

E&R Offices - \$5,000

Misc projects (ie. BR's, Lanai) use a different funding source.

3. Clubhouse I

Terrace Room - \$282,000

Cascade Bistro - \$360,000-\$560,000

4. Clubhouse II

Fitness Gym - \$1.6 mill-\$1.77 mill

Tennis Courts Water -\$18,500

5. PPD
(customer service area enhancements)

\$285,000

6. Golf Course
(comprehensive enhancements)

\$1.3 million
(pond Rehabilitation)

\$515,000

All money to pay for project/s is to come from the LW resales fund. The money source of this fund is the 2% owner payment on any property settlement in Leisure World. That payment is made during the sales transaction and prevents further liability of any owner for these projects (they do NOT add to your condo fee).

Funding may be supplemented by available commercial bank loans.

As of this writing, input from various advisory committees as well as LW residents have been received. The "table has been set" for decisions to be made. At the Aug. 27 LWCC BOD meeting, a special workshop is to be held for board members to review the finalized projects. At the Sept. 24 LWCC BOD mtg., voting and final decisions will be made on this plan.

With all the proposed projects, significant lead time is required for county permitting and design activities (many months) before construction can begin. The actual construction timeframe of several more months (and even longer) depends on the specific enhancement project.

From the Editor:

On August 9, Leisure World residents had an opportunity to submit entries for, and to see those plants, vegetables, flowers, and arrangements on display at the 2013 Garden Exhibition. This exhibition which is free for all Leisure World residents is sponsored by the E & R Department and the Garden and Environmental Club has been presented for the past 46 years. The response of those who came was positive. On a personal note your editor has participated in this event both as a helper to put the show on and as exhibitor showing off his plants, for the past four years. I not only enjoyed having my plants on display, but there were wonderful conversations with visitors to the show and with fellow club members.

Several residents of Mutual 10 were involved in the essential phases of putting this show on. Mutual 10 residents should be proud of the effort of our neighbors, namely, Peg Arillo, Leora Belt, Jean DeSchriver, Norma Lee Graham and your editor.

Bob Blumberg

