



## Maryland Mutual Ten

www.lwm10.com

# The Kelmscot Village Tidings

### Board of Directors

**President:** Jane Salzano  
301-928-2653  
janesalzano@gmail.com

**Vice President:** Bob Morrisson  
301-942-8726  
maintenance@lwm10.com

**Treasurer:** Valdon Butler  
301-288-7175  
newyork2some@yahoo.com

**Secretary:** Paul Eisenhour  
301-460-5588  
paule@lwm10.com

#### Directors:

Cathy Kyle (Distribution)  
301-706-6477  
cbartonkyle@gmail.com

Christine Petersen (Landscaping)  
757-414-3849  
cmpkayak@gmail.com

Cris Rowse (Hospitality)  
301-452-0358  
crisrowse@gmail.com

### Important Contacts

**Emergencies** (including flood, tree damage, major damage):

Daytime: PPD—301-598-1500

After Hours (Main Gate):

301-598-1044

LW Insurance (for fire, flood, major damage): 301-598-1091

#### Comcast Contact:

Willis Gray (LW Customer Account Rep.): 443-370-5018 or  
willis\_gray@comcast.com

#### Maintenance:

Bob Morrisson  
301-942-8726  
301-980-9131 (Cell)  
Maintenance@lwm10.com

#### Tidings Editor:

Sue Morrisson  
301-942-8726  
tidings@lwm10.com

#### Mutual Assistant:

Shanti Martin  
301-598-3989  
admin@lwm10.com

## Attention All Mutual 10 Residents!

We are happy to announce that Mutual 10 residents are scheduled to receive their RFID (LW vehicle transponder) stickers as follows:

**Dates:\*** Thursday, December 8  
Friday, December 9

**Time:** 9:30am to 12:30pm each day

**Where:** Clubhouse II Lobby

\*Make Up Date (by appointment only) on Saturday, December 10

**Please see the flyer on page 7 of this newsletter for full details** on what you need to bring with you and how the process will work once you arrive. If you cannot make either day, you will have to call Shanti Martin (301-598-3989) to schedule a makeup time on Saturday, December 10.

## Holiday Season Afternoon Get-Together!

**Monday, December 12th**

**4:00 to 6:00 PM**

**Chesapeake Room in Clubhouse I**

**Bring An Appetizer To Share**

**DJ Extraordinaire Bob Kimble will be spinning disks, so bring your dancing shoes!**

**A Cash Bar Will Be Available**

### In This Issue:

From the President (pg. 2)	M10 BOD Sum. (pg. 4)	RFID Flyer (pg. 7)
Vice Pres. Corner (pg. 2)	LW BOD Sum. (pg. 4)	Asphalt Paving Flyer (pg. 8)
Treasurer's Report (pg. 3)	Free Exercise Opp. (pg. 5)	
Landscape Report (pg. 3)	Holiday Fire Safety (pg. 5)	
Hospitality Report (pg. 3)	Dates/Reminders (pg. 6)	



## A Word from Our President

Jane Salzano

This month we have two important happenings for our Mutual.

### **RFID Vehicle Sticker Installation:**

On December 8th and 9th from 9:30 AM to 12:20 PM, Mutual 10 is scheduled to have the RFID stickers installed on each resident's vehicle. Please read the attached flyer for details. **It is important that you make every effort possible to get this done during the assigned times.** There is a make-up date for Saturday, December 10th, but you **MUST** make an appointment. All information is on the flyer on pg. 7.

### **Holiday Season Afternoon Get-Together:**

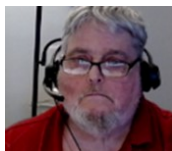
**Monday, December 12 from 4:00-6:00 PM in the Chesapeake Room of Clubhouse I.** These events have always been great times with good friends and neighbors and yummy appetizers. For the second time, we will be welcoming our Leisure World DJ Bob Kimble, so bring your dancing shoes.

**Important Note:** Your Board of Directors continues to work on providing the best possible services and a stable budget to Mutual Ten residents. In 2023 DMA Reserves Inc. will conduct a study of our Mutual's Capital Funds and future replacement needs. This is not only a business best practice, but is required by law.

As always, both *The Tidings* and *The Leisure World News* are packed and well worth taking the time to read. So curl up with a cup of hot cocoa, a nice warm blanket, and dive in! See you around the Mutual!

## Vice President's Corner

Bob Morrisson



Daylight Saving Time has ended and the days are becoming shorter. Be careful when driving around sunset, when the sun may be in your eyes. Be on the lookout for deer, too.

### **Projects Underway:**

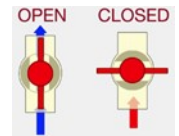
**Veirs Paving** will be repairing / repaving the asphalt surfaces (blacktop) throughout Mutual 10, beginning Monday, December 5th. They will also repaint the center stripe on all of Kelmscot Drive. Veirs will mark areas of work with signs and cones one business day prior to beginning the work. Please see the **flyer on page 8** of this month's *Tidings* for details. To summarize:

On Monday 12/05 and Tuesday 12/06, asphalt pavement will be renewed on both Lindsey Lane courts and on Kelmscot Drive near Bigby Court. Roadways will be out of service from 7:00 AM to 5 PM, so please move your vehicles to another location prior to 7:00 AM. Dates are subject to change due to weather, so watch for the signs and cones.

- The Lindsey Lane courts will be totally closed. No vehicles may use the roadway after 7:00 AM.
- Kelmscot Drive between Bigby and Lindsey may be closed for part of the day. Plan to avoid the area when you see the signs and cones.

*Gutter cleaning* is underway and should be completed next week.

**Reminder:** Please turn off the shutoff valves for your outdoor hose bibbs (sillcocks/faucets) to prevent pipe freezing. There should be a lever valve in a kitchen cabinet near your patio, and a valve in your front door closet. Vertical (parallel to the pipe) is on and horizontal (across the pipe) is off.



### **Maintenance Activities:**

We have opened 151 work orders for 2022. There are 18 resident requests in progress, along with 4 projects. I try to keep residents updated with the status of their requests. Please feel free to contact me if we have not communicated about your request for a while.

### **Upcoming Projects:**

- **Roof replacements** are in the planning stages.
- **Dryer vent cleaning** is being planned for 1/3 of our units this winter or in the spring.
- **Siding power washing** is planned for the spring.

### **Electricity reminder:**

For many years the 17 Master Meter Mutuals have enjoyed discounted electrical rates. The company providing our power is now out of business and we are paying full retail for our power. Leisure World's energy consultant is scrambling to find a better rate, but we don't know when that will happen. Please do whatever you can to help conserve electricity.

If you have questions or concerns about any of the items mentioned in this report or in the attached flyer, please call Bob Morrisson at 301-942-8726 (H) or 301-980-9130 ©, or send an email to maintenance@lwm10.com



## Treasurer's Report

Valdon Butler  
Treasurer

Our finances through October 2022 are as follows:

Income	\$ 1,113,963
Expenses	\$ 1,186,049
Excess	\$ < 72,086>
Variance from Budget	\$ < 40,776>
Reserve Balance 10/31/2022	\$ 1,014,658

Mutual 10 continues to maintain a strong balance sheet and solid cash flow. This year is going as expected, and we are financially on target. However, the utilities took a hit which impacted our year-to-date balances. New electrical service options are being pursued for 2023. Thank you to all residents for doing their part to help keep utility cost down. It is helping the community maintain control of cost and supporting a well-balanced operating budget.

Stay safe, stay connected . . . feel free to contact me with any questions about the community finances. I can be reached at newyork2some@yahoo.com or by phone at (301) 288-7175.



## Landscape Report

Christine Petersen  
Director

The area between Deerhurst Avenue and Kelmscot Drive earned the name Central Park at sometime in the past. Last week, I had three trees planted one Yoshina Cherry and two Kwanzan Cherry which will bloom at different times. Our original cherry trees were probably planted at the same time as our houses were built (early 1970s) and the overall plan is to add new trees so this area will always be beautiful.

Two Crepe Myrtles were also planted in the Lindsey and Densmore areas. The third tree for Bigby needs to wait until the other dead tree is removed. They are all varieties called Catawba and Arapaho developed by the National Arboretum.

John Hurd has graciously taken on refurbishing our nine benches, all of which but one needed work. So far, he has repaired, painted and cleaned up five benches. The others will be done over the winter months as John, a member of the Wood Shop, will do the necessary repairs there. John also repaired and painted the plant boxes on either side of the bus stop bench. I have also ordered two new benches to be placed in Central Park.



Thanks, John!

There will be one last leaf clean up but no more garden waste pickup until March.

I wish you all a very happy holiday season  
Christine Petersen, cmpkayak@gmail.com, 757-414-3849



## Hospitality Report

Cris Rowse  
Director

As 2022 winds down, we look back at the many successful get-togethers we've had, like Margaritaville and the Spring Fling. We have also welcomed many new residents to our Mutual and hope to get to know them better as we move forward into 2023.

Our last event for this year will be our Holiday Season Get-Together on Monday, December 12th from 4-6 pm in the Chesapeake Room of Clubhouse I. Bob Kimble will be DJ-ing again, so make sure to wear your dancing shoes. See the notice on the front page for details. If you haven't attended one of these events, this would be a great one to come to. Good people, good food, good music! Who could ask for more?

Our President, Jane Salzano, and myself look forward to visiting new Mutual residents and welcoming them to the community. Each new resident receives a packet of helpful information about our Mutual. If you are a new resident and have not been visited by us or received the packet, please contact me so we can arrange to come and meet you. Call 301-452-0358.

If you have any ideas on how we can promote a sense of community and neighborliness in our Mutual, please give me a call (301-452-0358). I'd love to hear from you.

## Summary of Mutual 10 Board of Directors Meeting November 17, 2022

Paul Eisenhaur, Secretary

**Community Report:** Given by Assistant GM Melissa Pelaez

- Due to the early monthly meeting (so as not to conflict with Thanksgiving), financial information is brief this meeting.
- Revenues across all departments is unfavorable by about \$338k, of which the PPD revenue decline is about \$303k, net cost of all goods.
- Total property transfers for October: 29(month)/379 (YTD) for; is significantly greater than at this point last year.
- RFID installation for mutual 10 residents will likely be in early December; official notice will be given by LWMC.
- Club1 Renovation – cut ramp installed; may need time to cure.
- Admin Bldg - The MNCPPC (Maryland National Capital Parks and Planning Commission) public hearing to hear input on the planned new Admin Bldg was held November 10th. The plan was approved. The bid and contract process will occur ahead of year-end construction cost increases with time allotment for long-lead equipment procurement, such as electrical switchgear, storefront systems, structural steel, elevator, and lighting. etc. The construction schedule start will be March 2023 with contractor site prep and mobilization to occur in the month prior.

### Mutual Business:

1. Mutual-held Certificates of Deposit are coming due soon. Given the rise of CD interest rates, the mutual will direct Accounting to roll them into the market CD with the highest rate.
2. This month's invoices were approved for payment.
3. The board approved a resolution to have A.B. Viers complete all paving needs in the mutual. (last month's resolution was only to complete half the needs.
4. The single ABM this month was approved.
5. McFall and Berry go about a week behind in their leaf collection. Mostly, this resulted from all the leaves falling at once.
6. The proposal for lawn care by McFall and Berry has been received for next year. Director Christine Peterson will vet to see if there are possible cost savings of services.
7. The planting of three trees within the mutual will happen shortly.
8. Mutual 10 resident John Hurld has/is maintaining the nine benches throughout the mutual. It will likely need expense money of ~\$750.
9. The next mutual 10 mtg will be the typical hybrid mtg on December 22 at 9:30 in the Sullivan Rm.

## Summary of Leisure World Board of Directors Meeting November 29, 2022

Paul Eisenhaur, Secretary

- Community Financials - Year to date: Net Revenue over Expenses is unfavorable to budget by \$286,720
- Summary for Month of October: Net Revenue over Expenses is unfavorable to budget by \$9,831
- Total property transfers for October: 29 for a YTD total of 379. Total transfer contributions: \$219,175 for a YTD total of \$2,671,059 (way ahead of last year's total)
- CINC software for our property management and accounting needs is scheduled for implementation on 2/1/2023.
- A schedule has been made for RFID installations to be completed by the end of the year.
- Administration Building – The Owner / Contractor contract, expected to be signed in December, will occur ahead of year-end construction cost increases. The construction will start in March 2023 with contractor site prep and mobilization to occur in February
- Future – Four M&Os (Mutual Operating Agreement) will be issued to: (1) high-rises, (2) 3 M low rises, (3) Montgomery Mutual, and (4) Regency Mutual HOA (instead of a separate M&O for each mutual as has been done in the past
- Susan Rappaport was introduced as new LW General Counsel.
- New stop signs at the intersections of Leisure World Boulevard and Norbeck Road and Connecticut Avenue to be installed.
- Investigating at A-V upgrades in Auditorium as a short-term fix.
- Future electricity blocks in staggered purchases to avoid the issue of losing an entire electricity contract.

### Action:

1. PPD Charter was approved as presented by the PPD Advisory Committee.
2. 2023 Advisory Committee Member Appointments were approved, except for the Insurance AC. Insurance AC was to be discussed and decided on in closed session
3. Communications Advisory Committee Chair appointment of Candice Wessling was approved.
4. Medstar Contract – Closed executive meeting discussion as it is under negotiation. The decision to approve/not approve will be public and put on the LW resident website (result of the vote will be in regular minutes).
5. Golf Course Path Repairs were approved for holes 1 to 9. These holes have already been renovated; the remaining paths repairs are scheduled for after renovations to be done next year.



**LW BOD Summary, continued**

\*\* The Government Affairs Advisory Committee recommended support of County Bill with a Letter of Support approved by the BOD. This proposed legislation will improve association governance by requiring periodic retraining of governing body members, clarifying voting procedures, streamlining annual registrations, and authorizing video and telephonic meetings.



## **Free Twice-Monthly Exercise and Help Your Mutual, Too!**

Sounds like a good deal, right? Mutual 10 provides to-the-mailbox delivery service twice monthly for the *Leisure World News* and *The Tidings* newsletter. Each delivery person has a block of homes he or she is responsible for, so it's not too overwhelming. A side benefit is that you might meet some neighbors you haven't seen before, and you get to enjoy the beautiful grounds of our Mutual.

Contact Cathy Kyle at 301-706-6477 if you want to take advantage of this opportunity to help yourself and your Mutual.

## **EPAC Emergency and Preparedness Information**

### **Home and Fire Safety**

On Thursday, October 13th, Montgomery County Fire and Rescue Service (MCFRS) and Leisure World business units and advisory committees hosted an Fire Safety Symposium. Several persons from Mutual 10 attended the symposium and picked up some vital information which will be shared here in the newsletter over the next few months.



### **Holiday Safety Tips**



December is a month of many holiday celebrations, and decorations and special lighting play a big part of those celebrations. Here are some tips from the Red Cross to help keep you and your home and family safe from fire during this time of year:

- ★ **Christmas Trees and Decorations.** Old fashioned Christmas celebrations featured wax candles on live tree branches – inside homes! Today we know better, but risks still remain. If your family prefers real trees, be sure to water yours every day. Go ahead and use many strings of light, but don't plug more than 3 strings into each other (opt for a power strip instead). Discard light strings that are worn or broken. And be sure to always unplug the lights before leaving the house or going to sleep.
- ★ **Outdoor Decorations:** Make sure the lights you put up outdoors are rated for outdoor use. Remember that you cannot attach anything permanently to the gutters, siding, or fencing in our Mutual. Removable clips suitable for the purpose may be used. Make sure to turn all lights off, inside and outside, when leaving the home or going to bed.
- ★ **Menorah or Kinara.** Electric menorahs and kinaras are available, but if you prefer traditional candles you can still celebrate in a fire smart way. Keep flammable items, including curtains and holiday decorations, at least 3 feet away from your candles. Place your menorah or kinara on a non-flammable surface to catch the melting candle wax, such as a tray lined with aluminum foil. **Never leave lit candles unattended.**
- ★ **Fireplaces:** Nothing takes the chill off winter holidays like the light and heat of a fire on your hearth. Just be sure to keep flammable material – from wrapping paper to rugs to clothing – at least three feet away from the flames. Use a fire screen to keep embers and logs from escaping. Lastly, make sure all embers are fully extinguished before you turn in for the night. If you haven't used your fireplace in a while, have your chimney flue checked first.
- ★ **Cooking and Baking:** No holiday celebration would be complete without a feast, but be sure to take precautions against kitchen fires when you're cooking and baking. That includes keeping children and flammable items such as grocery bags and kitchen towels away from the stove and oven. Clean up greasy spills as you go to remove another fire hazard. Avoid using real candles on the dinner table or buffet serving areas. There are very realistic looking battery candles available now.

*We wish everyone a very happy, joyful, and safe holiday season!*



**December 8-9 @ 9:30 am to 12:30 pm.** RFID sticker installation for Mutual 10 vehicles. Clubhouse II Lobby. See flyer for details.

**December 12 @ 4:00 PM.** Holiday Season Get-Together. Chesapeake Room in Clubhouse I.

**December 22 @ 9:30 AM.** Mutual 10 Board of Directors Meeting. Sullivan Room in Admin. Building. Zoom option available. Please contact one of the directors.

### Stay Informed About Urgent Leisure World and Mutual 10 Matters

Leisure World and Mutual 10 occasionally use an auto-dial recorded message to convey important and urgent information to mutual residents. If you wish to be added to the LW/M10 call list, please email Paul Eisenhour (paule@lwm10.com) with the desired contact phone number.



### Recognizing Mutual 10 Neighbors

In an effort to familiarize all Mutual 10 residents with each other, a picture gallery has been set up on our mutual website (www.lwm10.com). To have your picture posted, please send a "head shot" (preferably digitally) to Paul Eisenhour, paule@lwm10.com.



### Comcast Customer Service Contact

If you are experiencing something serious (TV or Internet), contact Willis Gray (LW Customer Account Rep.) on 443-370-5018 or willis\_gray@comcast.com. For regular customer service (if you need a technician, etc.) call LW Comcast Bulk at 1-855-638-2855.



- **So You Have a Dog or Cat?** Did you know that Mutual 10 has a book of "Rules" (available on our website [www.lwm10.com](http://www.lwm10.com)) which clearly outlines your responsibility as a pet owner? The short and sweet of it is your dogs and/or cats must be registered with the mutual, **must be on a leash** when outside your home/patio, they should be kept quiet and under your control, and their "gifts" **should be scooped** up, placed in a bag, and disposed of in your **home** trash receptacle, NOT somewhere else in the community.
- **"But the Birds/Squirrels/Deer/Chipmunks/Etc. Look So Hungry!"** Despite our compassionate desire to feed the Leisure World wildlife, the Mutual 10 Rule Book has very clear guidance: "It is forbidden to feed wildlife within Leisure World of Maryland. This includes, but is not limited to, deer, geese, birds, squirrels and chipmunks." Cute as they are, our wildlife does very well on their own.
- **Outside Decorations Reminder.** Remember, **nothing** may be attached to siding (including the siding on the house inside your patio) or to the fencing/gate (you may use **plastic** wreath hangers). Gates and their hardware should not be altered. Violations will cost you the pricey bill from the siding/fencing company to fix the holes/damage. (Note that **all** gates, fencing and siding are owned and maintained by M10.)
- **About Your Home Garbage/Recycle Pickup Days:** Below is the schedule for garbage and recycling pickups, along with specific requirements for each. (Note that garbage and recycling containers may be put out the night before their pickup days.)
  - **Garbage.** Pickup days are **Monday and Thursday**. Please be sure your garbage can is tightly covered (crows are very clever).
  - **Glass/Metal/Plastic Recycling.** Pickup days are **Monday and Thursday**. Recycling should be in the appropriate blue container. If you need a blue container, you can get one from PPD.
  - **Paper/Cardboard Recycling.** Pickup is on **Wednesday only**. Paper/cardboard should be placed in a blue recycling container. Large boxes may be set out separately. Please secure properly so paper doesn't fly around when windy.
  - **Yard Debris.** **BY REQUEST ONLY** on **Monday and Thursday**. Call the Grounds Department (301-598-1314) to notify them you have yard debris for pick-up. Use the tall, brown paper yard-recycling bags and place them near the street.

# Attention All Mutual 10 Residents!



We are happy to announce that Mutual 10 residents are scheduled to receive their RFID sticker (LW vehicle transponder) on the following dates/times:

**Thursday, December 8<sup>th</sup> and Friday, December 9<sup>th</sup>\***

**9:30am- 12:30pm**

**Clubhouse II Lobby**

\*Make Up Date (By Appointment Only): Saturday, December 10<sup>th</sup>  
Call or email Shanti Martin (see info below)

## Please Remember to Bring:

- A valid driver's license
- Your MOST CURRENT vehicle registration
- Your Leisure World ID card

## RFID Process:

- **Check-In** with LW employees in the lobby of Clubhouse II
- **Documents** (resident ID, driver's license, and CURRENT vehicle registration) will be verified by LW staff in the lobby of the Administration Building
- **A Picture** will be taken. Hats and masks will be removed for the photograph
- **An Envelope** A white envelope will be provided and used to claim your RFID. This will assist with installation
- **Drive** your vehicle to the designated parking spaces reserved for the RFID installation. The RFID will be affixed to the windshield by LW employees, and any existing LW decals will be removed. Decals may leave a residue on the windshield and/or small fragments of the decal, and these will **not** be removed by LW security

You may contact the Mutual assistant, Shanti Martin, at (301) 598-3989 or [smartin@lwmc.com](mailto:smartin@lwmc.com) should you have any questions.



## Asphalt Paving Project

### Beginning On or About Monday, December 5th

On or about Monday, December 5, 2022, A. B. Veirs Paving will begin repairing the asphalt (blacktop) roadways within Mutual 10. Notification signs and traffic cones will be placed at least one business day prior to the repairs in an area, as noted below.

Dates are subject to change due to weather, so watch for the signs and cones.

### **These areas will be CLOSED from 7:00 AM until 5:00 PM:**

- The Lindsey Lane courts will be totally closed after 7:00 AM. No vehicles may use the roadway after 7:00 AM.
- Kelmscot Drive between Bigby and Lindsey may be closed for part of the day. Plan to avoid the area when you see the signs and cones.

On Monday 12/05 and Tuesday 12/06, asphalt pavement will be renewed on both Lindsey Lane courts and on Kelmscot Drive near Bigby Court. Roadways will be out of service, so please move your vehicles to another location prior to 7:00 AM.

### **These areas will be restricted:**

- Densmore and Hallaton, concrete driveways not affected.
- Elmhan and Bigby

Cracks will be cleaned and sealed. There can be no cars parked on the asphalt area until work is completed. The work date is to be determined, so please watch for signs and cones.

### **These roadways will have minor restrictions:**

- Deerhurst Terrace
- Ludham Drive

Cracks will be cleaned and sealed. Do not park on these roads. The work date is to be determined, so please watch for signs and cones.

### **Questions or concerns:**

Please contact Bob Morrisson, Vice President, Mutual 10.

301-942-8726 Primary number

301-980-9131 Cell

Maintenance@lwm10.Com

**Thank you!**