



GHI Town Hall Membership Meeting



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Sue Ready

Board Vice President



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Agenda

- Introductory Remarks
- Asbestos Discovery in Masonry Homes
- Major Changes & Challenges
- Homes Improvement Program (HIP) Update
- Questions and Answers

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Write your question on an index card and give it to a volunteer with a basket



My question is:

*Only one question per card,
please.*

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Eldon Ralph

General Manager



Asbestos Discovery



Camera inserted into this opening

Asbestos Discovery



Asbestos Discovery

- 135 Masonry Buildings
- 115 Buildings found to have asbestos
- Not affected: frames, single family homes, larger townhomes
- 10 air samples taken in crawl spaces
- 9 air samples taken in units
- All samples were negative!

Derek Dauberman
Senior Project Manager

Vertex Companies
(Industrial Hygiene Firm)

Prince George's County
Common Ownership
Communities

- Education
- Training
- Alternative Dispute Resolution

Aaron Marcavitch

Legislative &
Government Affairs
Committee, Chair

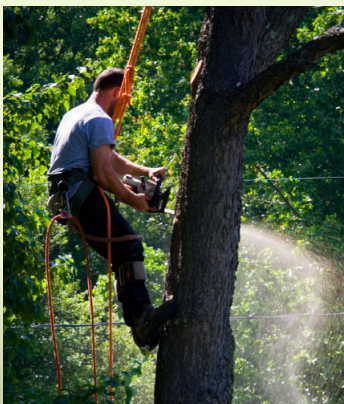


LGAC Committee

- Alternative Dispute Resolution
- Zoning Re-write Program

1st Meeting: March 15th
7:30 p.m.
GHI offices

Pepco Vegetation Management



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Nominations & Elections Committee

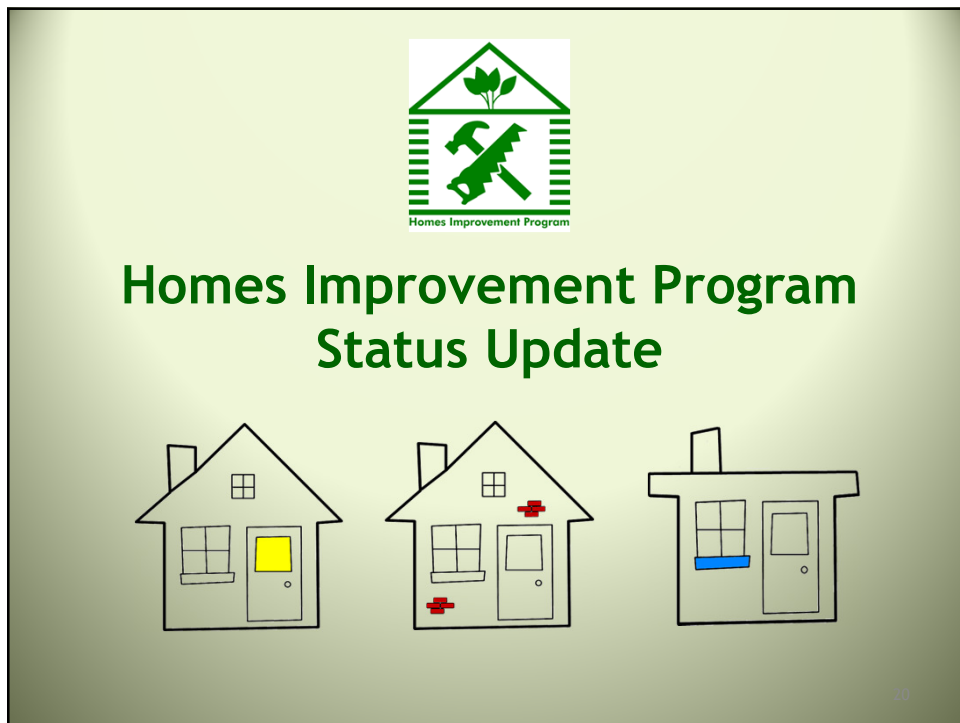
Theresa Henderson

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Annual Meeting May 12, 2016

Greenbelt Community Center

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HIP Project Managers



Dave Williams



Joe Wiehagan

Fee-for-Service Proposal for Optional Items



GREENBELT HOMES INC
1 HAMILTON PLACE
GREENBELT MD 20770

proposal HI 2016 03 09
unit tax 3/9/2016
unit # HIP

Proposal submitted to: _____ Work to be performed at:
Greenbelt MD 20770
home phone# _____
category _____ floor plan _____

choices choices notes _____
update: _____ window and heater details on reverse

casement options _____ window grids _____

SSdoor style _____ GSdoor style _____ end dr style _____
SSdoor color _____ GSdoor color _____ end dr color _____
save SS storm _____ save GS storm _____

new storm _____
fullview door upcharge:
beehcde _____
blckbuckler _____
maldot _____
kickplate _____

siding color _____
block: vinyl siding + 2" insul _____
frame: insulate 1" _____
frame: seal trash closet door _____
close thruwall A/C opening _____
improve attic insulation _____
perimeter seal attic _____
insulate attic access _____

split system heat pump _____
location _____
digital thermostat _____
bath exhaust fan _____
kitchen exhaust fan _____
radiant bath heater _____
radiant kitchen heater _____
electric permits _____

add'l # _____
add'l # _____
total _____

Any alterations or deviation from above specifications involving extra costs will be assessed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon timely, accident or delay beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Worker's Compensation and Public Liability insurance on above work to be taken out by Greenbelt Homes Inc.
Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL
The above terms, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as specified above.

Signature _____ Date _____
Signature _____ Date _____

attachment 3 Fee-for-Service proposal page 1 of 2

Homes Improvement Program



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Frames Crawlspace Test Program

- No ground water
- Removing failed batt insulation
- Replace vapor barrier
- Install insulation on walls
- Seal vent openings
- Seal holes & penetrations
- Install insulated door
- Install ventilation fan
- Monitor sump pump
- Install lighting

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Frames Crawlspace Test Program - BEFORE



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Frames Crawlspace Test Program - AFTER



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Budgeted \$2484 per unit

Actual cost \$2835 per unit

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Chuck Hess

Board Treasurer

Financing Optional
Home Improvements



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Fee Deferral Program

This fee deferral program is available to members who meet the following income requirements:

- If only one person is listed as “Member” on the Mutual Ownership Contract, documentation of a 2014 gross income of \$18,000 or less, or
- If only one person is listed as “Member” on the Mutual Ownership Contract and that person qualifies to file Federal Income Taxes as Head of Household or Married Filing Jointly, documentation of a 2014 gross income of \$24,000 or less, or
- If more than one person is listed as “Member” on the Mutual Ownership Contract, documentation of a combined 2014 gross income of \$24,000 or less for all persons listed as “Member” on the Mutual Ownership Contract.

Financing Optional Home Improvements

Financial Institution	Citibank	Greenbelt Federal Credit Union	National Cooperative Bank
Draw Period	5 Years, interest only payment required	2 Years, monthly payments required	10 Years, interest only payment required
After draw period	Balance is amortized over 20 years	5 year repayment starts after draw	Balance is amortized over 20 years
Rate	Tied to prime rate during draw period, fixed after draw period. Incentives may be available.	Fixed rate set by Board	Prime+1%
Rate at 3/1/16*	2.99% variable APR first 12 months 4.24% variable APR thereafter	5%	4.5%
Annual fee	Citi Gold \$0, Citi Blue \$50/yr (1 st yr may be waived)	None. Membership required with a share savings account with minimum balance of \$25.	\$75 per year during draw period only
Application fee	None if loan is kept for at least 3 years	None. Recording fee of \$25	\$500
Appraisal required? Cost?	Yes. Included.	No. Exceptions may apply based on equity. Then \$300.	Yes. Included in application fee
Max value	80% CLTV for qualified borrowers. Rate difference with 70% CLTV	80% CLTV for qualified borrowers	80% CLTV for qualified borrowers
Turnaround time if all items are clear and submitted timely	As fast as 2 weeks	5 days	Typically about 1 week
Disbursement of loan (avg.)	30 days from application to funding	15 days from application to funding	45-60 days from application to funding
Contact person	Paulette Sibbles-Flagg paulette.sibblesflagg@citi.com	Cynthia A. Comproni NMLS#807579 301-474-5900 greenbeltfcu@verizon.net	Brittney Baldwin BBaldwin@ncb.coop

Seminars scheduled:

Citibank - Monday, March 14, 7pm

Greenbelt Federal Credit Union
March 31, 7pm

National Cooperative Bank
to be scheduled

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**Answers to all questions asked on index cards
or verbally will be posted on
GHI's website in the near future.**

Or, email questions:

HIP-related questions to: HIP@ghi.coop

Other questions to: sswaim@ghi.coop

Photo via sac.edu 32

Thanks for coming!



Help with stacking chairs is appreciated!