



Greenbelt Homes, Inc.

COMMUNICATOR

Monthly Publication of the Communications Committee

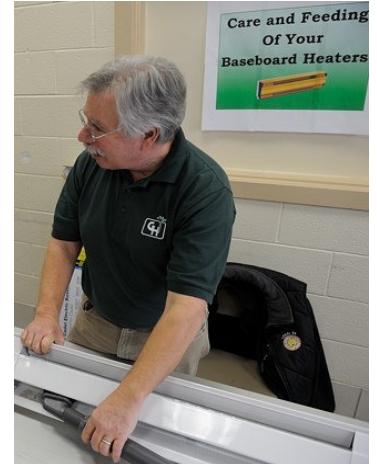


Winter's Here: How to Be Safe & Warm

By Carol Griffith

Winter brings special challenges to the comfort of our homes. How can you stay warm and safe through the holiday season and beyond? Here are some tips to make sure your home is ready.

- Remove air conditioners from windows for winter months. This is the single best way to cut down on cold drafts and lower heating bills. For through-the-wall air conditioners, be sure to close any fresh air intake, install an exterior draft cover and/or interior blanket, and check the frame around unit for cracks to caulk.
- Check your exterior doors' weather-stripping. If you see light or feel drafts around the door call Maintenance to service the weather-stripping.
- Weather-strip or seal your attic opening. It's an energy gobbler that allows warm air to escape. Installing self-adhesive foam around the lip of a pull-down stair panel is a low-cost solution.
- Maximize your baseboard heaters. Keep furniture and other items away from heaters. Clean dust, pet hair and dirt off heating element.



Steve Skolnik demonstrates how to clean baseboard heaters.

The holidays are almost here and GHI would like you to be safe, as well as happy! Here are some tips for having a safe holiday season:

- Keep matches, lighters, and candles out of the reach of children.
- Be especially careful with electric lights during the winter holidays. Don't leave holiday lights unattended and if using lights on a live Christmas tree, be sure to water the tree daily.
- Never burn candles near evergreens. Burning evergreens in the fireplace can also be hazardous. When dry, greens burn like tinder. Flames can flare out of control, and send sparks flying into a room, or up the chimney to ignite creosote deposits.
- Never leave a candle unattended. A candle should be mounted on a sturdy holder made of nonflammable material that won't tip over. Consider using LED battery candles instead of wax candles.
- Plan for safety. Remember, there is no substitute for common sense. Look for and eliminate potential danger spots near candles, fireplaces, trees, and/or electrical connections.

The City of Greenbelt provides for the disposal of Christmas trees. Strip them of all ornaments and deposit in designated areas that have a tree sign. The City will publish a list of those locations in the News Review and on their website.

For more tips on holiday safety, contact the Consumer Product Safety Commission: www.cpsc.gov

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2014 Year-in-Review: A Top Ten List

From the home office on Hamilton Place, here is the Communications Committee's Top Ten favorite *Communicator* articles for 2014.

10. Volunteers: A Driving Force Behind our Co-op (January)
9. Members Encouraged to Spay/Neuter Companion Animals (July)
8. Running for a GHI Office: What's In It for Me? (March)
7. Don't Dump Yard Waste; Call For Pick Up (September)
6. Kitchen Magic: Making the Most of Your Renovation (March)
5. Loving our Beautiful Woodlands Also Means Controlling Invasive Species (June)
4. President's Message: We are the Co-op's Caretakers (August)
3. Smart Ideas for Small Living: Finding a Place for Everything (August)
2. Member Impressions: Phase Two of the Pilot Program (February)
1. GHI Court Socials: Keep it Simple and Have Fun (July)

You can read these articles again in past *Communicators* at www.ghi.coop/join_our_community/communicator.

Member Announcements

Homes Improvement Program Update & Upcoming Meetings

Over the past several months, the Buildings Committee has been finalizing recommendations about building envelope improvements, which the board will vote on offering for membership approval. Also, the Crawl Space Task Force continues meeting to discuss insulation and repair options for the frame home crawl spaces. The Communications Task Force (of the Buildings Committee) continues to develop a plan to keep members informed about the program and upcoming vote. A third task force has been initiated to investigate financial incentives that might be available for the work proposed.

All members are invited and encouraged to attend committee, task force and board meetings related to the Homes Improvement Program. Meeting dates can be found online at <http://www.ghi.coop/about-ghi/calendar> and are listed each week in the E-News.

To read the reports related to the Pilot Program, which will help inform decisions about the Homes Improvement Program, visit <http://www.ghi.coop/content/pilot-program>.



By the Numbers

74 Memberships Sold from January through November 2014

WHAT'S HAPPENING

Unless otherwise noted, meetings are held at the GHI Administration Offices on Hamilton Place, and are open to all GHI members. Dates are subject to change.

December		
1	7:00 pm	Pre Purchase Orientation
4	7:30 pm	Board Meeting
5	--	OFFICE CLOSED*
8	7:00 pm	Member Outreach Committee
8	7:30 pm	Marketing Committee
9	8:30 am	Yard Lines Committee
9	7:30 pm	Companion Animal Committee
10	7:30 pm	Architectural Review Committee
11	6:30 pm	Investment Committee
11	7:30 pm	Finance Committee
13	11:00 am	Pre Purchase Orientation
17	7:00 pm	Woodlands Committee
18	7:30 pm	Board Meeting
19	--	OFFICE CLOSED*
22	7:00 pm	Communications Committee
24	7:00 pm	Buildings Committee
25	--	OFFICE CLOSED* Christmas Day
26	--	OFFICE CLOSED*

* Emergency maintenance service is available outside of normal hours or when GHI is closed. Call 301-474-6011.

Are You HIP? Volunteer to be a Liaison for the Homes Improvement Program

The Board has approved a plan to recruit member volunteers to get the word out about the Homes Improvement Program, that we all know about the membership vote, and that we know where we can get more information and questions answered. If you are willing to serve as a liaison for your neighbors, please contact Jim Cohen right away at jimcohen@umd.edu.

New Payment Delinquency Policy

In October, based on state legislation, the Board revised the procedures and letters that will be sent to members who are delinquent in paying their co-op fees. The new policy took effect on November 10th. To read the revised policy, visit <http://ghi.coop/content/delinquency-policy>.

Piles of Leaves?

GHI members are responsible for raking and bagging the leaves within their yard. Leaf bags can be purchased at local hardware and grocery stores. All leaves should be bagged and left in your service side yard for pick up. Do not place bags in common areas. You must schedule a bag pick up by calling 301-474-8004.

Gutter Cleaning

Contractors will be performing fall gutter cleaning and inspections throughout the month. Workers will be on ladders around buildings. Members are encouraged to close their window shades to preserve privacy. The approximate work schedule will be published in the weekly E-News. You may contact Peter Joseph at (301) 474-4161 ext. 141 if you have any questions or comments.