



Member Impressions: Phase Two of the Pilot Program

By Susan Walker

The October 2013 Communicator reported that the Pilot Program was nearing completion of the envelope improvements to the pilot homes. (Envelope improvements included sealing and insulating crawlspaces and attics, replacing doors and windows and installing insulation and siding on wall exteriors of some homes.) We thought you might like to hear some members' impressions of these improvements. While this article focuses on the brick style home, future articles will report on other home styles.

Jeanne and Lloyd McLaughlin, brick home members, said that the attic insulation had the most noticeable effect; they immediately felt that their house was less drafty. Members Stefan Brodd and Chris Cherry agreed, noting that, "The bedrooms are easier to heat since the attic insulation and the heat is more evenly distributed throughout the house." While the attic insulation did cause the loss of 2-3 feet from each end of their attic, Jeanne McLaughlin says, "The increased comfort was worth the trade-off and we still have adequate attic storage for our needs."

Both members are very pleased with their new casement windows (members paid the difference between replacement slider windows and optional casement windows). They are a vast improvement over the old windows. The members no longer feel a draft and the view is grand. Brodd also indicates, "The house is much quieter since the installation of the new windows."



Jeanne McLaughlin stands outside her new casement windows.

The crawlspace insulation was done before the cold weather arrived, but the McLaughlins have not noticed as much change from that improvement, although they have noticed a 15 percent reduction in their energy consumption so far this heating season. However, Brodd says, "I have definitely seen an improvement in the comfort of the floors since the crawlspace insulation."

All of these members indicated that the contractors were professional, gave them advance notice of work to be done and indicated any problems, such as odors from the installation products that the members might encounter. Both are very satisfied with the finished work. Brodd was pleased by the response to his questions and concerns and the attention to detail that the installers displayed. He had the highest praise for GHI Project Manager Alvin Shaw's technical knowledge, follow-up and people skills.

The McLaughlins and Brodd feel that the envelope improvements were well worth the effort, and report that their existing electric baseboard heating systems are keeping them comfortable this winter. Brodd indicated, "This is the first time in 14 years that I have been comfortable during the winter in our house."

Phase 3 of the program is now underway. For more information about the Pilot Program, visit <http://ghi.coop/content/pilot.program> or feel free to attend a Buildings Committee meeting regularly held on the fourth Wednesday of each month at 7:00 p.m. at the GHI Administrative Building.



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Why Marketing GHI Should Matter to You

By Bill Edwards & Lauren Cummings, Marketing Committee Co-Chairs

Your GHI Marketing Committee is tasked with promoting the cooperative, attracting new members to the cooperative, and supporting members who are preparing to sell their memberships. In the last ten years, on average, about 80 sales occur in GHI each year (last year there were 88). The Washington Post reported in August 2013 that Prince George's County home prices, hit hard by foreclosures, were finally beginning to rebound from the effects of the housing downturn.

Your Marketing Committee aims to capitalize on this growth, and wants to help make GHI the most desirable place to call home. The Marketing Committee has a variety of goals for the coming year:

- Design and produce a new brochure to educate and pique the interest of potential buyers
- Completely redo the Pre-Purchase Orientation video
- Continue to host coordinated Open House days
- Improve our web presence
- Coordinate with the city to promote the town

Whether you are a new neighbor or one of our long-time members, we know that you have insight into what works in marketing and selling GHI memberships—and we'd love to hear from you. Every member has a stake in marketing our cooperative, whether it's by joining the Marketing Committee at one of our meetings (7:30 pm at the GHI Main Office, second Monday of every month) or simply maintaining the curb appeal of your home.

When potential buyers see a place that's welcoming, diverse, and well-kept, then that's a recipe for strong sales and happy members—and a great way to banish the dreaded housing slump.

Finally, we know that "word of mouth" is our best marketing tool. Help us spread the word about our community and the numerous benefits of living here.

Member Announcements

Proof of Homeowner's Insurance

Many GHI members may have or soon will receive a letter from their mortgage lender asking for proof of insurance for 2014. **This is the insurance GHI carries on the structure of your unit.** If your lender does not receive proof of insurance by a certain date, *they will purchase the insurance on your behalf and charge you for it.* Please forward the letter to Bruce Mangum in the Finance Department, and he will provide proof of insurance to your lender in a timely manner. If you have any questions, please email Bruce at bmangum@ghi.coop or call him at 301-474-4161, x146. For more information on GHI's insurance coverage, visit <http://ghi.coop/content/insurance-coverage-policy-ghi-structures-responsibility-payment-deductible-0>.

Update to the GHI Member Handbook

Included with this newsletter are revised pages to the Member Handbook: Section XVII Member Complaints Procedure, Paragraph J, number 4. Please remove pages identified as 78-85/79-85 and replace it with inserts 78-13/79-85. The Member Handbook can also be viewed at <http://ghi.coop/content/member-handbook-greenbook>.

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.

February

8	11:00 am	Pre Purchase Orientation
10	7:00 pm	Member Outreach Committee
10	7:30 pm	Marketing Committee
12	7:30 pm	Architectural Review Committee
13	7:30 pm	Board Meeting
14	--	OFFICE CLOSED*
17	--	OFFICE CLOSED* Presidents' Day
18	8:30 pm	Yard Lines Committee
18	7:30 pm	Companion Animal Committee
19	7:00 pm	Woodlands Committee
20	7:00 pm	Finance Committee
24	7:00 pm	Communications Committee
24	7:00 pm	Pre Purchase Orientation
26	7:00 pm	Buildings Committee
27	7:30 pm	Board Meeting
28	--	OFFICE CLOSED*

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

Town Hall Meeting

Sunday, March 2 • 2-4 p.m.

Greenbelt Fire Station

The meeting will focus on the current status of the Pilot Program and the future Homes Improvement Program. Find more information and the agenda for the Town Hall Meeting on an insert with this newsletter.

Co-Op Payments Made Easy

GHI has several secure and convenient ways for members to make their coop payments: 1) **The EZ Pay system** electronically transfers your monthly coop fee payment on the specified due date each month. 2) **Pay online** using the link on GHI's website 3) **Lockbox** allows members to mail checks with payment coupons directly to GHI's bank. For more information, visit <http://ghi.coop/content/co-op-payments-made-easy>.

Does Your Court Get Social?

The Member Outreach Committee is seeking information about how GHI courts or groups of courts socialize – for what occasions, how the events are organized, details about refreshments and supplies, etc. The information will be used to promote and facilitate *more* social events within courts and among close neighbors. Call Susan at 301-270-5481 or email gardenersusan@gmail.com.