



March 2017

# Communicator

GREENBELT HOMES, INC. | A MONTHLY PUBLICATION OF THE COMMUNICATIONS COMMITTEE

## IN CASE YOU MISSED THE TOWN HALL MEETING— A RECAP

On January 29 the Board and staff held a Town Hall meeting to give members an update on current plans and concerns, including the Homes Improvement Program (HIP), plans for the removal of asbestos from the masonry homes, the 2017 budget, and new initiatives.

Tom Sporney, Assistant General Manager, reported on the 2016 HIP project and called the project “highly successful,” based on member feedback which indicated that most members of the cohort were satisfied with the work done on their homes, and that the work was completed substantially on time and within budget. Board President Steve Skolnik emphasized that no bank loans were needed for the 2016 HIP work. Data on the crawl spaces to be worked on during the 2017 HIP has been collected. Bids for the work have been approved by the GHI Board for contract. (Please see the article on the back page for more information about the 2017 HIP.)

Eldon Ralph, General Manager, reported on the progress of asbestos removal from porch alcoves within the crawlspaces of masonry homes in which asbestos-containing materials were discovered nearly one year ago. He reported that random air samples taken from 10 separate crawlspaces and the interiors of 10 units have all been negative, demonstrating that there is no danger to members from the asbestos materials within the crawlspaces. Southern Insulation Co. has been hired to remove asbestos-containing materials from the porch alcoves and abandoned boilers



Photo by Eric Zhang

in 128 rows. GHI has hired an industrial hygiene firm to oversee the asbestos removal and collect air samples. GHI staff will coordinate the efforts of the two contractors and expects work to be completed in June. Funding will be obtained from contingency reserves for unforeseen expenses, but the fund will be replenished by member contributions.

Board President Steve Skolnik discussed the 2017 budget and other initiatives. After much work by Director of Finance Joe Perry and the Finance Committee, the budget process for 2017 is complete. The overall budget, not including HIP work, totals more than \$12 million this year. The budget is partly affected by real estate taxes, over which GHI has no control. The Board has set up a fee deferral plan for those members who have difficulty paying their monthly co-op fees.

Several new initiatives, including five new task forces, are in process. The Zoning Rewrite task force is representing GHI’s interests as the county rewrites its zoning regulations. In a “magnificent achievement,” the Stormwater Management task force received a grant to improve the drainage situation at 20 Court Ridge. GHI is also working to open a dialogue with WSSC over the issue of replacing our aging water pipes.

Many members were able to ask questions and voice concerns, both aloud and via index cards. Answers to questions from the index cards will be posted on GHI’s website in the future.

### 2016/2017 BOARD OF DIRECTORS OFFICERS

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## IMPORTANT INFORMATION FOR THE 2017 COHORT OF THE HOMES IMPROVEMENT PROGRAM

By Carol Griffith

At the Town Hall meeting on January 29, Tom Sporney, Assistant General Manager, provided important information for the 2017 cohort of the HIP. Staff, he reported, would like to start and complete the HIP work earlier than last year so all work can be completed before the holidays and before any bad weather sets in.



Staff has been busy creating specs and seeking bids for the HIP work. They've created an option survey which members of the 2017 cohort received the week of February 5<sup>th</sup>. Members use the survey to choose the color of siding, if appropriate to house type, the color and style of doors, and any other optional work the member chooses. Mr. Sporney encouraged members to complete and return the survey as soon as possible, but before the deadline of March 3rd. Also, he announced that a schedule of work by court name and number will be available soon.

The Buildings Committee offered to help members with making choices for their homes and held help sessions in February. Members of the 2017 cohort can also find information designed to guide their decisions in 2016 Communicator articles which may be found on the GHI website. Our October issue discussed doors and storm door options; fans and radiant heaters were explained in the September issue; in June we wrote about siding and siding insulation; and in April we provided information about the ductless mini split heat pump option.

### SAVE THE DATE: 2017 ANNUAL MEETING

Make plans to attend GHI's 2017 Annual Meeting on Thursday, May 11<sup>th</sup> at 7:30 p.m. Vote for candidates for the Board of Directors and get updates on co-op business.

## 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.

### March

1	7:00 pm	Additional Maintenance Task Force
<b>2</b>	<b>7:30 pm</b>	<b>Board Meeting</b>
4	11:00 am	Pre Purchase Orientation
8	7:30 pm	Architectural Review Committee
10	--	OFFICE CLOSED
13	7:30 pm	Storm Water Task Force
14	7:00 pm	Nominations & Elections Committee
14	7:30 pm	Legislative & Government Affairs Comm.
15	7:00 pm	Woodlands Committee
<b>16</b>	<b>7:30 pm</b>	<b>Board Meeting</b>
21	8:30 am	Yard Lines Committee
21	7:00 pm	Pre Purchase Orientation
21	7:30 pm	Companion Animal Committee
22	7:00 pm	Buildings Committee
23	6:30 pm	Investment Committee
23	7:30 pm	Finance Committee
24	--	OFFICE CLOSED
27	7:00 pm	Communications Committee
28	7:00 pm	Audit Committee

Call 301-474-6011 for emergency maintenance outside of normal hours or when GHI is closed.

### Member Announcements

#### Financing Improvements to Additions during the Homes Improvement Program

Read an update on the current policy for financing additions and learn more about discussions surrounding financing units that are not on the additions maintenance program at <http://www.ghi.coop/content/financing-improvements-additions-during-homes-improvement-program>.

#### GHI Will Not Pursue Washington Gas' Proposal to Provide Gas At This Time

Last June, Washington Gas submitted a letter of intent to GHI which stated it would extend its gas mains throughout our community, if GHI made a commitment to install 1600 gas hot water heaters and at least 600 members utilized gas heating appliances within a five year period, after construction of the gas mains. After reviewing member survey results, the Board agreed with the Buildings Committee recommendation that there was insufficient membership support for installing gas and therefore, GHI should not pursue the proposal at this time. Read survey results at <http://ghi.coop/content/member-survey-natural-gas>.