



Member Impressions: Phase Two of Pilot Program—Block and Frame Homes

By Susan Walker

We are continuing our article about members' impressions of the phase two envelope improvements with the frame and block Pilot Program homes.

FRAME HOMES

I interviewed two frame home members, Suzanne Macartney and Kelly McLaughlin. Each bought their homes after some of the envelope upgrades had started and since this was the first winter in their homes they could not compare previous years. Both, however, felt that the upgrades had made a "dramatic difference" in the warmth and comfort of their homes. Neither of them had to "heat their upstairs until well into the winter due to the increased warmth downstairs." Kelly McLaughlin stated, "The bathroom fan is a little drafty, but the decrease in the moisture level outweighs the draft." Both found the contractors "considerate, easy to work with and conscientious." They



Envelope improvements including new doors, windows and siding are added to frame homes.

Photo by: Alonzo Coleman

would "absolutely" recommend the pilot upgrades for the Homes Improvement Program. Kelly McLaughlin bought her home knowing that she would be part of the Pilot Program. She is glad she did and stated, "It has been a great experience."

BLOCK HOMES

I interviewed Pat Heil, James and Marjorie Gray, and John Dedeian, block home members. All four felt that the replacement windows offered the "greatest improvement in comfort," mostly because they "fit tightly, had new caulking and decreased drafts." Pat Heil made "heavy curtains that have also decreased the cold." John Dedeian had a mail slot put in his replacement door, but in hindsight feels that was not the best decision, because it "generates a draft." Pat Heil's mail slot, however, "does not seem to be a problem," but her storm door may decrease any drafts. Pat Heil thought there was a significant improvement from the sealing and insulation of the crawl space. Of the block home members interviewed, only the Grays' home had wall insulation and vinyl siding added. They stated, "The increased

insulation has decreased the cold." The Grays have compared this year's heating bills to bills from previous years. "This year's bills were the lowest we have ever had in January," Mr. Gray stated. John Dedeian does not like the appearance of the bathroom fan installation because the block home construction does not allow the wiring to be hidden within the wall and instead requires it to be run down the interior wall and covered by a casing that can be painted. The Grays think that the bathroom fan has greatly decreased humidity. The Grays and Pat Heil thought the contractors were accommodating and competent. All felt that GHI's Project Manager, Alvin Shaw, was helpful. John Dedeian stated, "Alvin Shaw's management style kept the program moving forward."

All the members interviewed were pleased with the windows and doors replacement. The Grays would recommend the envelope improvements, because they feel they make a difference in energy costs and comfort.



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Your Vote Matters: Annual Meeting Will Be Held on May 15th

Proposed By-laws Changes & Board Nominees to be Presented

By Lauren Cummings

Being a member of our historic co-op means that we are all responsible for its prudent management and operation. One easy way for you to contribute is by attending the Annual Meeting on Thursday, May 15th at 7:30 pm at the Greenbelt Community Center (registration opens at 7). Don't miss out on your chance to be heard. Your attendance and vote will help keep our co-op strong.

Agenda Overview

A copy of the agenda and additional information will be mailed to each member prior to the annual meeting. Key items include proposed changes to the Bylaws, a report on the Pilot Program, and presentation of the candidates for elected positions. At the conclusion of the meeting, drawings will be held for those in attendance to win (3) \$100 off one month's co-op fee, (4) \$25 gift cards to the Co-op supermarket and (5) gift certificates to the New Deal Café. Voting for candidates will be held immediately following the meeting, and continuing at the GHI Administration Building on Friday, May 16th from 7:00 – 10:00 am and 5:00 – 8:00 pm. **Last year, only 12 percent of our membership voted...we can do better!**

Summary of Proposed By-Laws Changes

This year, the By-laws Committee is proposing four changes for membership vote. The first proposal is to *Article IV, Section 8: Nominations and Elections* which would streamline the election process when there is no contest for the N&E Committee positions. The second proposal is to *Article VIII, Section 11: Expenditure of Funds and Contracts* in an effort to clarify the language used regarding multi-year contracts. The third change is to *Article VIII, Section 11: Expenditures of Funds and Contracts* in order to adjust for inflation during the contract bidding process. The final change is to *Article VIII, Section 11: Expenditure of Funds and Contracts* which would more accurately reflect the way in which GHI employees' compensation is determined.

Meet the Candidates for GHI Leadership

The Nominations & Elections Committee will host a **Candidates Forum on May 6th at 7:30 pm in the City Council Room at the Greenbelt Municipal Building**. At this event you can meet the members who are running for office in person. If you are unable to attend, you may view the Forum on Comcast channel 71 and Verizon channel 21.

A complete list of submitted **Questions and Answers from the Town Hall meeting** on March 2nd is included as an insert with this newsletter. This Q&A, along with the presentation script and a summary article on the Town Hall meeting are available online at <http://ghi.coop/content/homes-improvement-program>.

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.

May		
3	10:00 am	Plant Swap
3	11:00 am	Pre Purchase Orientation
6	7:30 pm	GHI Candidates Forum @ Greenbelt Municipal Bldg
7	7:00 pm	Finance Committee
8	7:30 pm	Board Meeting
9	--	OFFICE CLOSED*
12	7:00 pm	Member Outreach Committee
12	7:30 pm	Marketing Committee
13	8:30 am	Yardlines Committee
14	7:30 pm	Architectural Review Committee
15	7:30 pm	GHI Annual Meeting & Elections
16	7- 10 am	GHI Elections: Polls Open
	5 - 8 pm	GHI Elections: Polls Open
19	7:00 pm	Communications Committee
19	7:00 pm	Pre Purchase Orientation
20	7:30 pm	Companion Animal Committee
21	7:00 pm	Woodlands Committee
22	7:30 pm	Board Meeting
23	--	OFFICE CLOSED*
26	--	OFFICE CLOSED* (<i>Memorial Day</i>)
28	7:00 pm	Buildings Committee
* Emergency maintenance service is available outside of normal hours or when GHI is closed. Call 301-474-6011.		

Spring Plant Swap

May 3rd at 10:00am in front of the GHI Administration Building. Bring plants, tools, gardening books, etc. to swap. Please label all plants. If you have nothing to give away, come and grab something!

Member Announcements

Thinking of Selling Your Home? Have Friends Looking to Buy in GHI?

The Marketing Committee is hosting a spring Community-wide Open House of homes on the market on **Sunday, June 8th from 12:00 am to 3:00 pm**. If you are considering selling your home this year and would like to be listed, please contact Bill Edwards at will.i.amedwards@gmail.com.

Also, help us market this event to your friends, family and co-workers. Post it on social networks, share on listserves and generally just shout it from the rooftops. With your help, we can increase home values, gain new members and keep the co-op strong.