



Greenbelt Homes, Inc.

COMMUNICATOR

Monthly Publication of the Communications Committee

October 2014



GHI Brought Fun and Bubbles to the Labor Day Festival

By Frank DeBernardo

The Labor Day Festival is over, and GHI was visible and involved through our midway booth which was open all weekend long! Thousands of folks passed by our booth, and many stopped to learn about our co-op, have some carnival fun, or chat with friends.

We were able to do this only because so many GHI members stepped forward to lend a hand in so many different ways. Our booth was truly a team effort! This year our theme was "GHI is on a Roll" and visitors to our booth used cardboard rolls to make bubbles. Many thanks to all those who decorated, staffed the booth, sold 50/50 raffle tickets, bought 50/50 raffle tickets, helped kids blow bubbles, smiled, distributed information to prospective members,

laughed, blew up balloons, chatted with neighbors, handed out stickers, answered questions, helped Elsa and Anna from "Frozen" pose for photos, signed up folks for email lists, made new friends, donated cardboard rolls, cut squares of mesh fabric, contributed rubber bands and soap liquid, and cleaned up at the end!

As we've done in the past, GHI sold raffle tickets each day and 50 percent of the total amount collected was given to one winner each day, the other 50 percent helps fund the upcoming member picnic on Sunday, October 19. Our 50/50 raffle ticket winners were Amy Hansen, Rosemary O'Brien and MJ Iacangelo.

All of our volunteers' contributions help make our co-op a better place to live! Consider how you can get involved in 2015. GHI begins planning for the Labor Day Festival booth a few months in advance. We come up with a theme and ideas for decorations along with



Anya & Jackson Rushing and Logan & Zane Skovron learn how the bubble makers work from volunteer Richard Menis.

Photo Credit: Lauren Cummings

an activity for kids. If you have ideas for next year's booth, let us hear from you. It would also be great to have a parade contingent next year, so if you have any ideas in that area, bring them along, too. We'd love to incorporate even more GHI members into the creative process. It's an easy and fun way to give back and show off what a great place GHI

Monthly Communicator—Give Us Your Feedback by October 31st

Last October, the Communications Committee switched from a quarterly newsletter to a monthly edition. Tell us what you like (or don't like) and what articles you'd like to see in the future. Complete the survey at <http://www.ghi.coop/content/communicator-survey> or at the GHI Administration building.



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FIRE PREVENTION WEEK OCTOBER 5 – 11, 2014

By Carol Griffith

National Fire Prevention Week serves as a reminder to make sure our homes are safeguarded against such a disaster. There are several quick, easy, and inexpensive measures we can take that would go a long way toward ensuring the fire safety of our homes.

- Make sure there's a working smoke alarm on every level of your home and in each bedroom. This is the single most important measure you can take to protect your family from fire. Test the batteries once a month and change the batteries every six months – use the spring and fall time changes as a reminder. (This year we will set the clocks back on November 2.)
- Keep a fire extinguisher in your home and know how to use it.
- Pay close attention while using the stove or oven. Smother a grease fire by covering it with a lid. For an oven fire, turn the oven off and keep the door closed.
- Never use the oven to heat your home.
- Keep anything that can burn at least four inches from, and six inches above, baseboard heaters.
- Turn a portable heater off when leaving the room or going to bed.
- Never use a kerosene heater. GHI prohibits their use.
- 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.
- Make sure extension cords are not frayed or worn. Don't run an extension cord under a rug or twist it around a nail or hook.
- 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.
- Check your clothes dryer often for a lint buildup and for proper venting.

Always be aware of potential hazards in your home. Handling an unsafe situation promptly might save your home and possessions. For more fire safety tips: <http://www.nfpa.org/safety-information>

Member Announcements

Updates to the Member's Handbook

The Board approved the following changes on September 4th to the Member's Handbook of Rules and Regulations. These changes are provided as inserts with this issue of the Communicator.

X.K.6e Air Conditioner Installation, the following was added:

e. Replacing through-wall HVAC. Please remove page identified as 63e-98/63f-98 and replace it with insert 63e-98/63f-14.

X.N.1 Buildings Openings: Windows, Doors, Skylights, the following was added: Openings for removed through-wall HVAC shall be closed as specified in X.K.6e. Please remove pages 63i-01 /63j-12 and replace with 63i-01/63j-14.

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.

October

2	7:30 pm	Board Meeting
4	11:00 am	Pre Purchase Orientation
8	7:30 pm	Architectural Review Committee
9	6:30 pm	Investment Committee
9	7:30 pm	Finance Committee
10	--	OFFICE CLOSED*
13	7:00 pm	Member Outreach Committee
14	7:30 pm	Companion Animal Committee
15	7:00 pm	Woodlands Committee
15	7:30 pm	Marketing Committee
16	7:30 pm	Board Meeting
19	1-3 pm	Members Picnic (GHI Admin. Bldg.)
20	7:00 pm	Pre Purchase Orientation
21	8:30 am	Yard Lines Committee
22	7:00 pm	Buildings Committee
24	--	OFFICE CLOSED*
27	7:00 pm	Communications Committee

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

2014 Tremendous Program

The order form for this year's Maryland DNR Tremendous Program is included as an insert with your newsletter. Orders must be returned to the Maintenance Department **no later than October 9, 2014**. More details are on the order form or found online at www.ghi.coop.



Member Picnic and Volunteer Appreciation Celebration

October 19, 2014

(Rain or Shine)

Everyone loves a picnic and this one celebrates all GHI members! Join your friends and make new ones at the annual GHI member picnic. Festivities will be held at the GHI Administration Building (One Hamilton Place) from 1-3 pm. Come enjoy the moon bounce and music from several local artists. *And don't forget to bring a can of food to help restock the local food pantry.*

Trick or Treat at the GHI Offices

Bring your dressed up tots to the Administration Building between 2-4 pm on Friday, October 31st for

some safe and fun trick or treating around the offices.



GHI Replacement Reserves Fund and Addition Maintenance Reserve Fund What Are They and How Are They Helpful?

Greenbelt Homes has established two funding programs that provide for the upkeep of the housing stock within the GHI community: the Replacement Reserve (RR) fund and the Addition Maintenance Program (AMP) Fund.

REPLACEMENT RESERVES FUND

Building components, like roofs & siding for example, wear out over time and need to be replaced. The RR is the amount of money set aside from a portion of members' co-op fees to fund the replacement of those components. Collecting these funds in advance and over time avoids sharp fluctuations in monthly fees, and prevents GHI from having to borrow the money to do the work.

In order to make sure the RR funding is adequate for ongoing replacements, GHI hires a professional reserves consultant every 3-5 years to review and revise the Replacement Reserves Plan. This consultant takes into consideration the fund balance, estimated rate of inflation, derived interest from fund investments, as well as the life expectancy of each component and its replacement cost, and spreads the contributions over a 30 year period.

As you can imagine, the Replacement Reserves Plan consists of many different individual components of GHI homes that are shown in the table on the right. The shaded components are part of the planned Homes Improvement Program, and therefore are already paid for.

COMPONENT	Frame Homes	Masonry Homes	Larger Homes	Admin Building
Electrical Wiring	X	X		
Windows	X	X	X	X
Siding (vinyl)	X	X	X	
Water supply piping	X	X		
Waste water piping	X	X		
Underground sewer piping	X	X	X	X
Roofs	X	X	X	X
Parking Lots	X	X	X	X
Baseboard heaters	X	X		X
Entrance Doors	X	X		
Water heaters	X	X	X	X
Vehicles				X
Decks-Porch	X			
Air conditioning systems			X	
Hot air furnaces			X	
Ceiling heaters	X	X		
Porch roofs	X	X	X	
Sump pumps	X	X	X	
Rental garage roofs	X	X	X	
Rental garage doors	X	X	X	
Drainage systems			X	
Breaker panels			X	

There are other items which the Board is considering for the Homes Improvement Program that are not funded by the RR. These items are being examined through a Pilot Program in 28 homes.

- Repair insulation & vapor barrier materials in crawl spaces
- Insulate exterior walls of block homes
- Install additional insulation in the attics of frame and brick homes
- Install heat pumps as an alternative HVAC system to baseboard heaters
- Install bathroom exhaust fan with auto control

GHI Replacement Reserves Fund and Addition Maintenance Reserve Fund

What Are They and How Are They Helpful?

The results of the Pilot Program will be presented to the membership, who will vote to decide whether or not to undertake any of these improvements not covered by RR. If the membership votes in favor of making any of these improvements, the co-op will need to borrow the funds to do this work. Each member will be responsible for repaying a fair share of the loan, which will be based on the improvements done to her/his unit that are not covered by the RR.

ADDITION MAINTENANCE PROGRAM RESERVES FUND

The Addition Maintenance Program (AMP) [<http://ghi.coop/content/xl-addition-maintenance-program>] was established in 1984 as an optional program to allow GHI to maintain building additions. It later became mandatory for any addition attached to a unit being resold, to be enrolled in the AMP. At present, 613 of the 762 building additions in GHI are enrolled on the AMP. This Program is intended to fund both the annual routine maintenance of these additions, as well as the replacement of major components such as roofs, windows, and siding. GHI hired a consultant to revise the Addition Maintenance Program plan in 2012.

