



Communicator

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

FANS AND RADIANT HEATERS: AN INVESTMENT IN COMFORT

By Carol Griffith and Joseph Wiehagen

Fans and radiant heaters for your home may not be big-ticket items when choosing your member options for the Homes Improvement Program (HIP), but consider purchasing them - they may have a big impact on the comfort of your home.

Exhaust fans are available for all home types and can be important for control of indoor humidity by removing moist air from the homes at the source.

The bathroom exhaust fans offered in HIP have an automatic humidistat control that allows operation of the fan for a set period of time (between 10 and 45 minutes) and can also be set to sense an adjustable humidity level and cycle the fan operation hourly if humidity levels continue to exceed the set level. During the Pilot Program, Home Innovation Research Labs recommended that members use a bathroom fan during shower or bath use and continue to operate it for a full 60 minutes.



Bathroom exhaust fans can be installed vertically, through the outside wall (block homes), or horizontally in the ceiling (frame and brick homes). The exhaust ducts terminate through the roof for brick and frame units. For first floor units, a box may be constructed to contain the fan and duct.

Kitchen exhaust fans are best installed on the outside wall, with some limitations caused by the cooktop area or windows. If no exterior wall area is available in the

kitchen, a box may be constructed to contain the fan and duct in another location. In some GHI kitchen configurations, the existing layout and cabinetry will not allow the installation of the fan. Kitchen exhaust fans come with a manual on/off switch.

Installation of an exhaust fan includes the electrical wiring for the device in the quoted price. Bath exhaust fans are estimated to cost about \$700 which includes the automatic control and humidity sensor.

All home types have the option to purchase ceiling flat-panel radiant heaters in both the bathroom and kitchen. Radiant heaters operate on a similar principle as heating from the sun on cold days: direct heating to a person in the room provides warmth without relying on heating the air around people and objects. The flat-panel radiant heaters will have their own dial thermostats and cannot be controlled by the optional programmable thermostats. The estimated cost of a radiant ceiling heater is about \$650 for the kitchen and about \$550 for the bathroom.

The standard ceiling convective heaters, Broan 10" circular ceiling heaters, will not be changed unless the radiant heater option is chosen, and GHI will also maintain and replace those units if defective.

Pilot Program member comments about radiant heaters and exhaust fans are overwhelmingly positive. The radiant heaters are "cheap to operate," "unobtrusive visually," "work great," and "make you feel like being on a beach in summer." A member in a block home reported that he noticed "a big improvement" in his home with use of the bathroom exhaust fan and another noted its quiet operation.

The exhaust fans and radiant heater technologies are not offered through HIP to reduce energy costs (although they may in fact save some energy) but rather to improve comfort and indoor air quality. They may be relatively small purchases in HIP but may make a big improvement in comfort.

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HAVE YOU SEEN A BOUNDARY MARKER?

By Michael Chesnes, Woodlands Committee

The Woodlands Committee is interested in locating as many of the boundary markers in our community as possible. A boundary marker is typically a sunken reinforced concrete post roughly 5x5 inches found at the many corners of GHI's property. Our goal is to determine precisely where trails on GHI's woodland parcels cross into city property. We need your help! If you know where a boundary marker is or can participate in our search, please contact Michael Chesnes (mchesnes@hotmail.com) or George Bachman (gbachman@ghi.coop).

Please don't remove any of the markers you may find. Not only do their positions indicate valuable legal and geographic information, but they are also heavy and deeply buried in clay soil. Their appearances are not all identical, but are similar to the ones shown here. There are also some markers that are taller metal pipes filled with concrete. If you find one or already know where one is, please mark it with a stake and ribbon such as shown below or in any other way that will help the Woodlands Committee find it again. Be sure to note its location as precisely as you can and send that info, with pictures if possible, to mchesnes@hotmail.com. Locations in which a boundary marker has been found are: Behind 6 court of Ridge Road, behind 24 court of Ridge Road and Green Ridge House, between GHI Boat Yard and Community Garden plots, and along the north and south edges of Northway.



While a few of the markers have been found with the help of topographic maps, the clay soil and brushy invasive understory near the edges of many of our parcels make it difficult to see the markers even when standing near them. Furthermore, some of the property boundaries of greatest interest are along the city's Forest Preserve, and markers there are completely surrounded by woods, making it a real challenge to find them.

The Woodlands Committee's ongoing effort to establish GHI's woodland boundaries could benefit from your experience with surveying, cartography, geocaching, orienteering and other geographic skills. A great activity for a family outing! Your interest and assistance are welcome.

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.

September

1	7:30 pm	Board Meeting
3	11:00 am	Pre Purchase Orientation
5	- -	OFFICE CLOSED (Labor Day)
6	7:30 pm	Storm Water Management Task Force
8	7:00 pm	Finance Committee
9	- -	OFFICE CLOSED
13	7:30 pm	Legislative and Government Affairs
14	7:30 pm	Architectural Review Committee
15	7:30 pm	Board Meeting
19	7:00 pm	Pre Purchase Orientation
20	8:30 am	Yard Lines Committee
20	7:30 pm	Companion Animal Committee
21	7:00 pm	Woodlands Committee
23	- -	OFFICE CLOSED
26	7:00 pm	Communications Committee
27	7:00 pm	Nominations and Elections
28	7:00 pm	Buildings Committee

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

Member Announcements

GHI is Changing Banks - What Does This Mean for You?

The Board recently approved the transfer of GHI operating bank accounts from North State Bank to National Cooperative Bank, which will save the co-op several thousand dollars a year in fees. Once staff has established our new account, all members will be notified and provided with information about how to make co-op fee payments. If your co-op fee is automatically withdrawn every month, there is nothing you will have to do. If you pay by check, new mailing address information will be provided. Keep an eye out!

Updates to the Members' Handbook

The Board of Directors recently approved changes to the rules regarding requiring neighbor consent.

Please replace the following pages in your Member Handbook:

V. Planting – Hedges, Trees, Etc. - remove pages 39-05/39a-05 replace with 39-05/39a-16

X. Improvements, Alterations & Additions - remove page 55-13 replace with 55-16 and remove 58-13/59-10 replace with 58-16/59-10.

XI. Exterior Painting - remove pages 64-15/65-09 replace with 64-16/65-09

XXIII. Rainbarrels - remove pages 88-07/89-07 replace with 88-07/89-16