



Greenbelt Homes, Inc.

COMMUNICATOR

Quarterly Publication of the Communications Committee

Can You Help GHI Move Into the Future?

By GHI Nominations Committee

Is 2013 the year that you become more involved in the life of GHI? Sharing time and talents is the foundation of our cooperative way of life, as last year’s celebration of Greenbelt’s 75th anniversary reminded us. GHI is the livable and sustainable place it is because of the efforts of those who came before us. Please consider how you can continue this legacy.

Mark your calendars now! The GHI annual meeting will be held on **Thursday, May 16, 2013, at 7:30 p.m.** The main purpose of the meeting is to elect new leaders, as described below:

- The Board of Directors makes decisions and policies for GHI. They meet twice monthly on Thursday evenings and also participate in work sessions, special projects, member complaint panels, and serve as liaisons to GHI committees and task forces. Board members serve for a two-year term. This year, five of the nine board positions are open.
- Three Audit Committee members serve a one year term, independently overseeing all aspects of the cooperative’s operations, including management of GHI and actions of the Board. The Audit Committee reports its findings each year at the annual meeting. Members do not have to be legal or financial experts; common sense and knowledge of business ethics are all that is requested.
- The Nominations & Elections (N&E) Committee members serve a one year term, and identify candidates for the Board & Audit Committee, conducting fair and expeditious elections.

Any member in good standing over the age of 21 is eligible for office. The candidate packet, with all the information you need for the election and how to run for office, is available either at GHI offices or online: www.ghi.coop, search “candidate packet”.

For more information, please contact Henry Haslinger (chair) at hdhaslinger@comcast.net; Paula Clinedinst at cotteyterp@comcast.net; Carol Griffith at carolagrif@msn.com; Mara Hemminger at bigsky_3@hotmail.com; or Sylvia Lewis at revs.lew@verizon.net.



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GHI's new E-Newsletter includes the latest updates and any emergency alerts. To subscribe, go to www.ghi.coop and click on "I Want To...Subscribe to GHI E-News" in the center of the page.



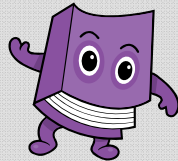
Moving Forward in 2013

By Eldon Ralph, General Manager

A year has passed since I became your General Manager. It has been a challenging and satisfying one with major accomplishments. For instance, our maintenance staff corrected 90% of all deficiencies observed during a community-wide inspection of electrical masts, meter panels and grounding connections. The replacement reserve plan for the addition maintenance program was revised to forecast replacement costs for major components – over the next 30 years. This year, we also initiated a weekly e-newsletter that is now distributed to 779 (as of February 2013) members through their email accounts.

We are moving forward to implement our goals for 2013. Thanks to all of you who responded to the recent member satisfaction survey. The information you provided will be used to formulate staff trainings and to further enhance the services we deliver. Staff is currently revising GHI's emergency response and disaster plan. Later this year, a consultant will be hired to revise the replacement reserve plan for GHI main units. We will assist the Board in reviewing the fee-for-service program to decide how it can be made more beneficial for our members. Together with City of Greenbelt staff, we will continue to coordinate the Pepco infrastructure rehab project towards a successful completion. These are only a few of the major tasks that we intend to accomplish this year.

Thank you for your support during my first year as your General Manager. I ask for your continued cooperation as we move forward in achieving our goals for 2013 and expanding the services that we provide to you.



Updates to the Member's Handbook

Following are changes recently made to the Member's Handbook of Rules and Regulations. These changes are provided as inserts with this issue of the *Communicator*.

- §X.C.3 (*Improvements, Alterations and Additions*), giving staff the prerogative to refer any issues whether or not explicitly clarified within these rules to the appropriate committee and/or the GHI Board of Directors. Please remove page identified as 57-04/58-07 and replace it with insert 57-04/58-12.
- XV.B.12 (*Companion Animals*), the change in rule was approved by the Board prohibits pit bulls in GHI. Please remove page identified as 72a-10 and replace with insert 72a-12.

Oh No! This Could Be the Last Communicator Newsletter!

This newsletter is produced by members who volunteer their time and writing skills on the Communications Committee to bring you news we hope you find useful and well written. Right now the committee needs help to keep this newsletter alive. We have lots of "friends" but are in need of a few more committed members to help improve communications throughout GHI. Do you enjoy writing or editing? Have some ideas on how we can keep members better informed through print or electronic means? This committee meets monthly at 7:00 pm on the 4th Monday of the month, dessert is provided. Please come see how you can contribute to the *Communicator* newsletter and this committee!

Board Highlights

Full minutes may be viewed in PDF format at www.ghi.coop/about-ghi/board-of-directors/minutes.

Members may also stop by the GHI office to read the minutes.

The Board meets twice a month on Thursday evenings at 7:30 p.m. at in the Board room at the GHI administration building, except during the summer when meetings are held once a month. Except for executive sessions, all Board meetings are open to the public. For details, see the calendar on page 4 or visit www.ghi.coop.

During months of October 2012 through December 2012 the Board took the following actions:

General Action

- Approved 1 new membership and authorized changes to 11 mutual ownership contracts.
- Adopted charters for two reinstated committees: Marketing Committee and Member Outreach Committee.
- Approved of a 6-month trial period to establish and test a GHI YouTube channel to be monitored by the Communications Committee.
- Approved the appointment of a GHI representative to serve on a Green Team that will assist the City of Greenbelt in its efforts to become a Sustainable Maryland Community.
- Authorized the manager to sign temporary right-of-entry agreements with Washington Suburban Sanitary Commission (WSSC) to enable WSSC to undertake sewer rehabilitation projects at two sites.
- Approved the City of Greenbelt's proposal to eliminate GHI playgrounds located at 12 Hillside, 2 Court Laurel Hill and 57 Ridge Road and combine them into a new and larger, multi-age playground .

Member Requests

- Approved the following exceptions: 11A Laurel Hill Road for an outswing basement window in the kitchen; 22D Hillside to install a door with muntins in the addition; 15D Ridge Road to install a ductless heat pump unit.

Policy

- Approves the revision to the GHI rules §X.C.3. As indicated and revised. (see insert included with this issue of the Communicator)
- Approved recommendation of CAC regarding Pit Bull regulation paragraph XV. B.12 on page 72a-05. (see insert included with this issue of the Communicator)

- Approved new rates for monthly contributions to GHI during 2013 by members who are enrolled on the addition maintenance program: unheated additions - \$0.037 per square foot; heated additions - \$0.079 per square foot; and plumbing fixtures - \$1.70 per fixture. The Board also approved of an increase of 4% per year to the above listed contributions for the years 2014 through 2017.

Expenditures

- Approved contracts for services as follows:
 - ◇ Richard Gehring Home Improvements to repair 8F Plateau Place (\$17,765), 22B Hillside (\$10,285), 7U Research Road (\$8,910);
 - ◇ Patriot Plumbing Services for repair of underground sanitary sewage and storm drain utilities at three sites (\$36,826);
 - ◇ Gilbert General Contractor to repair 53B Ridge Road (\$11,990), 14J Laurel Hill (\$7,920); Mona Electric for repairs to electrical service to 11A-H Ridge Road (\$9,293);
 - ◇ Hawkeye Construction, Inc. to install attic insulation at 2 brick and 2 frame buildings enrolled in the energy upgrade pilot project (\$24,623.);
 - ◇ Greenbelt Builders to convert the boiler room at 10 Southway to storage (\$26,324).
- Contributed \$100 to the Toolbox for Education and Social Action (TESA) for the purpose of printing and distributing the educational game CO-OPOLY: THE GAME OF COOPERATIVES.
- Adopted the 2013 operating budget in the amount of \$9,823,450 with depreciation of members' homes in the amount of \$587,338. To download the budget visit <http://www.ghi.coop/content/2013-annual-operating-budget>.



You're Invited to a New Member Social!

This is our meet and greet for new and not so new members.
Come enjoy the warmth of neighbors and friends over refreshments

HOST: Greenbelt Homes, Inc.

WHEN: Wednesday, April 17, 2013 from 7:30 p.m. to 9:30 p.m.

WHERE: GHI Board Room

Remembering Dorothy Lauber

By Kathleen Gallagher

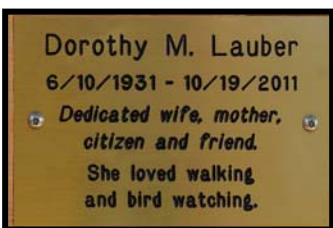


Cole and Alexa Lauber with Dorothy's bench.
Photos by Eric Zhang

On October 20, the weekend marking the first anniversary of Dorothy Lauber's death, nearly 50 people gathered with Dorothy's family at the rain garden at Buddy Attick Park. In her honor, a memorial bench sponsored by GHI members and other Greenbelters was dedicated to her. Donations also supported the purchase of additional plantings to enhance the newly established garden.

The GHI Board had asked Dorothy's good friend Barbara Havekost to form a committee to decide how best to use the contributions that had been given. Diane Hostetler and Kathleen Gallagher were honored to be asked to assist Barbara and Dorothy's daughter, Alexa. Given Dorothy's love of walking and birding at the lake park and the discovery of the nascent rain garden under way, it did not take long for a plan to emerge.

Dorothy was employed as secretary to the city manager and then as the city clerk. She was a volunteer for the Labor Day Festival, the Greenbelt Nursery School, and the *Greenbelt News Review*, as well as playing a key role in the celebration of the City's 50th anniversary. Among her many contributions to GHI was that following her retirement she was elected to the board for 14 years, serving as its secretary. She also volunteered with the Greenbelt Museum and was appointed by the city council to Greenbelt's Board of Elections.



The dedication was hosted by Alexa Lauber and her brother, Cole, who told tales of many trips to the lake park with their mom. The speakers at the dedication represented many facets of Dorothy's interests and her service to GHI and the City of Greenbelt. Among them were Mayor

J Davis and City Councilmembers Ed Putens and Leta Mach, with a letter sent by Konrad Herling; GHI Board President Sue Ready and General Manager Eldon Ralph; *Greenbelt News Review* Editor Mary Lou Williamson; Board of Elections Chair Pamela Gregory; Sheila Maffay-Tuthill and Sandra Lange from the Greenbelt Museum; and others, including Luisa Robles, John Henry Jones, and Solange Hess.

The rain garden is located in the group picnic area, just to the left after entering the park from the Crescent Road parking lot. Sometime soon, stop by and sit down for a bit on Dorothy's bench. Check out how the rain garden is evolving in the spring. And don't forget to see how many birds you can spot!

WHAT'S HAPPENING!

Unless otherwise noted, meetings are held at the GHI Administration Offices on Hamilton Place, and are open to all GHI members.

MARCH			
Sat	9	11:00 am	Pre-Purchase Orientation
Sun	10	--	Daylight Savings Time Begins
Mon	11	7:30 pm	Nominations & Elections Committee
Mon	11	7:30 pm	Marketing Committee
Tue	12	8:30 am	Yard Line Committee
Wed	13	7:30 pm	Architectural Review Committee
Thu	14	7:30 pm	Board Meeting
Fri	15	--	OFFICES CLOSED
Mon	18	7:00 pm	Pre-Purchase Orientation
Tue	19	8:30 am	Yard Line Committee
Tue	19	7:30 pm	Companion Animal Committee
Wed	20	7:00 pm	Woodlands Committee
Thu	21	6:45 pm	Investment Committee
Thu	21	7:30 pm	Finance Committee
Mon	25	7:00 pm	Communications Committee
Wed	27	7:00 pm	Buildings Committee
Thu	28	7:30 pm	Board Meeting
Fri	29	--	OFFICES CLOSED
APRIL			
Tue	2	8:30 am	Yard Line Committee
Sat	6	11:00 am	Pre-Purchase Orientation
Mon	8	7:30 pm	Nominations & Elections Committee
Mon	8	7:30 pm	Marketing Committee
Wed	10	7:30 pm	Architectural Review Committee
Thu	11	7:30 pm	Board Meeting
Fri	12	--	OFFICES CLOSED
Tue	16	7:30 pm	Companion Animal Committee
Wed	17	7:00 pm	New Member Social
Wed	17	7:00 pm	Woodlands Committee
Thu	18	7:00 pm	Finance Committee
Sun	21	TBD	Woodlands Tree Walk
Mon	22	7:00 pm	Communications Committee
Mon	22	7:00 pm	Pre-Purchase Orientation
Tue	23	8:30 am	Yard Line Committee
Wed	24	7:00 pm	Buildings Committee
Thu	25	7:30 pm	Board Meeting
Fri	26	--	OFFICES CLOSED
MAY			
Sat	4	11:00 am	Pre-Purchase Orientation
Wed	8	7:30 pm	Architectural Review Committee
Thu	9	7:30 pm	Board Meeting
Fri	10	--	OFFICES CLOSED
Mon	13	7:30 pm	Nominations & Elections Committee
Mon	13	7:30 pm	Marketing Committee
Wed	15	7:00 pm	Finance Committee
Wed	15	7:00 pm	Woodlands Committee
Thu	16	7:00 pm	Annual Meeting
Mon	20	7:00 pm	Pre-Purchase Orientation
Mon	20	7:00 pm	Communications Committee
Tue	21	8:30 am	Yard Line Committee
Tue	21	7:30 pm	Companion Animal Committee
Wed	22	7:00 pm	Buildings Committee
Thu	23	7:30 pm	Board Meeting
Fri	24	--	OFFICES CLOSED
Mon	27	--	OFFICES CLOSED

Maintenance service is available - for emergencies only - outside of normal maintenance hours or when offices are closed. Call 301-474-6011.