



Greenbelt Homes, Inc.

# COMMUNICATOR

Quarterly Publication of the Communications Committee

## 2013 GHI Annual Meeting Includes Multimedia and Entertaining Speeches

By Susan Walker

There was a festive atmosphere in the Community Center gym as friends greeted one another. The Communications Committee provided an interactive environment utilizing PowerPoint to show a revolving photo slideshow of members prior to the start of the meeting. Tables greeted members from different community groups and GHI committees. Free plants from the Woodlands Committee and handouts from the Buildings and the Companion Animal Committees all helped make it a congenial meeting.



Photo credit: www.cocktailmomphotography.com

the Finance Committee has studied the issue and their recommendations will be presented to the Board at a future meeting.

Jim also talked about the reasons for the delays in implementing the Pilot Program. He said the earliest that members could vote on a community-wide upgrade would be 2015. (More details about the upgrade and the Pilot Program are on GHI’s website.)

Outgoing Board Member David Morse and Audit Committee Member Diane Wilkerson were recognized for their many years of outstanding service.

Candidates for GHI offices spoke briefly. (All were elected--see sidebar for results). The five Board candidates were Chuck Hess, Bill Jones, Aaron Marcavitch, Patricia Novinski, and Steve Skolnik.

(Continued on page 3)



“Like” us on  
Facebook: “Greenbelt  
Homes”



Follow us on  
Twitter: “GHlmgmt”

### INSIDE

Annual Meeting ..... 1	Announcements..... 4
(Member Outreach Committee)	Board Actions.....5
Educating, Recruiting, and	Community Beautification
Planning for GHI..... 2	Program.....6
Container Gardening.....4	What’s Happening... ..6

## 2013/2014 BOARD OF DIRECTORS

**Sue Ready**, President  
301-345-1612  
suready@verizon.net

**Frank DeBernardo**, Vice Pres.  
240-432-2489  
FDeBernardo@aol.com

**Chuck Hess**, Treasurer  
301-474-3670  
Chuckhess1040@netzero.com

**Ed James**, Secretary  
301-345-8479  
edjames@greenbelt.com,  
edward.james@gmail.com

**Bill Jones**  
301-474-8872  
bylljones@gmail.com

**Aaron Marcavitch**  
508-325-6231  
marcavitch@comcast.net

**Diana McFadden**  
301-474-6787  
Bowregard2003@yahoo.com

**Patricia Novinski**  
301-982-4488  
novinski@aol.com

**Steve Skolnik**  
301-474-5824  
sdskolnik@gmail.com

### Communicator Volunteers

**Issue Editor:** Jo-Anne Fournier

**Contributors:** Lauren Cummings, David Morse, Susan Walker

**Layout:** Monica Johnson

**Staff Liaison:** Sheri Swaim

**Board Liaison:** David Morse

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

## Member Outreach Committee - Educating, Recruiting, and Planning for GHI

By Frank DeBernardo

To harness the amazing potential and power of GHI's greatest resource—its members—the Board of Directors recently constituted a new committee for the cooperative: the Member Outreach Committee (MOC). The MOC has three main areas to cover:

- 1) educating members about issues facing the cooperative and what it means to live in a cooperative;
- 2) recruiting and developing volunteers for the cooperative; and
- 3) planning social and cultural events and programs for the cooperative.



2012 Labor Day Float

As for the first area, our committee has some high ambitions. Being a member of a cooperative is a unique kind of role. We hope to plan activities in the coming year that will help people better understand the two sides of the cooperative coin: member roles and responsibilities/GHI roles and responsibilities.

We also hope to help answer some questions that are particular to the unique challenges facing our cooperative.

What is going to happen to our homes during the upcoming upgrade? How does the cooperative spend our monthly co-op fees? How can members better understand the seemingly labyrinthine of rules and regulations regarding how they can improve their units? These are just a few of the topics that we hope to cover in the area of "cooperative education."

The MOC also wants to make the volunteer experience at GHI more pleasant and beneficial for all. We want to match people with specific expertise to volunteer needs and make volunteering less onerous and more enjoyable, so we may look into providing child care, or allowing for attendance at meetings via online communications (such as Skype or Google Hangout) or conference calls. We are also committed to finding ways to recognize our volunteers, such as reviving the annual volunteer appreciation luncheon or expanding on that program in some way.

Our mandate is broadest for the third area: social and cultural events. Our goal is to plan activities and events that people *want* to attend. This may mean making sure that GHI always has some "family-friendly" aspect to its programming. Or it may mean tapping into the interests, skills, and initiatives that members have. For example, one area we would like to develop is the promotion of special interest clubs or groups in GHI. We know that there are already a number of reading groups, knitting circles, discussion salons out in the community, but not everybody knows about these. We also want to make it easy for people who want to start such a group to have the benefit of GHI's communications network to help them get started. (Continued on page 3)

## Member Outreach Committee - Educating, Recruiting, and Planning for GHI

(Continued from page 2)

The social experience and sense of community that GHI is so proud of can only be enhanced if we find new ways of bringing people together to get to know each other and to develop their interests and passions. Please email [FDeBernardo@aol.com](mailto:FDeBernardo@aol.com) or call 240-432-2489 to let us know about groups already flourishing so we do not duplicate efforts.



Members enjoying Annual Picnic  
Photo by Eric Zhang

We already have a couple of events planned for the upcoming months. Some of our members have revived the successful annual community-wide yard sale, which will be held on September 21<sup>st</sup> while others are planning an autumn-garden tour and we will help GHI be represented in Greenbelt's annual Labor Day Festival and Parade. We want to extend to all the residents of GHI the opportunity to become more involved in their cooperative, not just so that our community can improve but so that they will benefit from their participation in the life of GHI.

The Member Outreach Committee wants to know how we can help make living in GHI a more rewarding and enriching experience for you and your family. The committee meets the second Monday of the month, 7:00 p.m., at the GHI administration building on Hamilton Place. Come share with us how we can help make living in GHI a more rewarding and enriching experience for you and your family.

## 2013 GHI Annual Meeting Includes Multimedia and Entertaining Speeches

(Continued from page 1)

### Board of Directors

(5 vacancies, 2-year terms; 1 year term for candidate-elect with the least votes)

Chuck Hess (1-year term)	107 votes
Bill Jones	108 votes
Aaron Marcavitch	118 votes
Patricia Novinski	119 votes
Steve Skolnik	117 votes

### Audit Committee

(3 vacancies, 1-year terms)

Debbie Cooley	119 votes
Ben Fischler	118 votes
Jonathan Gordy	117 votes

The three Audit Committee candidates were Debbie Cooley, Ben Fischler and Jonathan Gordy.

Running for the Nominations and Elections Committee (N&E) were Carol Griffith, Henry Haslinger, Mara Hemminger, Theresa Henderson, and Kandis Wyatt. All were elected in balloting during the meeting.

A proposal to allow members within the same building to designate their building as smoke-free was presented and discussed. It would require unanimous approval and would be codified in an addendum to the members' Mutual Ownership Contracts. The proposal was approved by a vote of 98-32. The Board will send additional guidelines and information to members in the future.

As is customary, the meeting concluded with the drawing of door prizes by the always entertaining John Henry Jones.

Thanks to the Board, Joan Krob, and the entire GHI staff for making the Annual Meeting and the voting go smoothly. The meeting recessed at 9:41 p.m. to vote.

## 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.2 (*Improvements, Alterations and Additions*), to clarify the intention of requirements for members on landscaping changes. Please remove page identified as 57-04 and 58-12 and replace it with insert 57-04 and 58-13.

## Policies Regarding Subleasing, Unauthorized Rentals and Unoccupied Units

The Board of Directors revised GHI's sublease policy and approved new policies regarding Unauthorized Rentals and Unoccupied Units at its meeting on May 9, 2013. Copies of the policies are included as inserts in this Communicator. They have also been posted to GHI's website.

### Are you looking for extra storage space?

GHI has recently built a storage unit facility in 8 Court Southway that is convenient and affordable. We have available four units measuring 8' x 10' for a monthly rental cost of \$100.00.

If you would like to reserve a storage unit, please contact Bruce at 301-474-4161 ext. 146 or by email at [contractprocessing@ghi.coop](mailto:contractprocessing@ghi.coop).

### GHI Guest House

The Guest House located at 25-A Parkway Road is available for rent. For more information on available dates and costs go to <http://ghi.coop/content/guest-house-rental>. To reserve the guesthouse please contact Christine in Member Services at 301-474-4161 ext. 147.

## Mark Your Calendar

**Labor Day Festival and Parade**  
August 30 - September 2

**The GHI Community--Wide Yard Sale:**  
Saturday September 21, 9 a.m. to 1 p.m.

Start cleaning out your closets and attics for items to sell!  
Table \$10 or space for your own table \$5  
Watch for more information

## Container Gardening

By Jo-Anne Fournier



Gretchen Schock and Logan  
Photo by Lauren Cummings

You want to plant a garden. You know just the right spot and start to dig only to find clay everywhere. You ask yourself, how am I ever going to plant a garden in clay?

How about container gardening? All you need is a container, potting soil, compost and/or leaves, seeds

and/or plants and you are ready to start. If you wanted to plant carrots, you will need a deep container, like the five gallon buckets you can find at a hardware store. Next, create a good drainage system by making holes in the bottom of the bucket. If you cannot put holes in the container, add rocks in the bottom for drainage. Then, fill the bucket with alternating layers of potting soil (don't use ordinary soil from the ground--it's too dense) and compost or leaves.

Remember to check and replenish your containers with compost or leaves to keep the potting soil fertilized. Finally add seeds or plants, water them and think of carrots!

Containers provide a lot of flexibility in gardening. You can put them anywhere, and they're easy to move when you need to. You can get your family involved in container gardening. Gretchen Schock created a container garden by placing containers on a pallet. By putting wheels on a pallet, Gretchen can move the pallet and containers catching sunlight all day long.

Container gardening can also be whimsical. You can plant lettuce in a colander, vegetables in a picnic basket, chili peppers in an olive oil can, or anything else you can imagine. You can also mix and match container sizes, shapes and colors, as well as crops of flowers, vegetables, fruits, and herbs. And you can gather containers in one place or spread them throughout your home and yard. Learn more about container gardening at <http://extension.umd.edu/growit/food-gardening-101/getting-started-container-vegetable-gardening>. Whatever you do, use your imagination and have fun.

### Resources

1. The "Planting Dates for Vegetable Crops in MD" at <http://hgic.umd.edu/content/documents/hg16.pdf> is a fact sheet provides information on crops, growing dates and planting instruction.
2. The University of Maryland Extension has created a hotline for gardeners, call 800-342- 2507 Monday - Friday, 8 a.m. - 1 p.m. to speak to a

# Board Actions

Full minutes may be viewed in PDF format at [www.ghi.coop/about-ghi/board-of-directors/minutes](http://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. 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](http://www.ghi.coop).

## General Action

- Approved 23 new memberships and 10 authorized changes to mutual ownership contracts.
- Approved 8 Yard plats.
- Approved M&T Bank to provide share loans for GHI members.
- Approved revision to GHI's insurance coverage policy for GHI structures and responsibility for payment of deductible.

## Member Requests

- Approved the following exceptions to the rules and regulations:
  - 11A Laurel Hill Road for an outswing basement window in the kitchen.
  - 22D Hillside to install a door with Muntins in their addition.
  - 15D Ridge Road to install a ductless heat pump unit.
  - 8A Ridge Road for a proposed side yard addition to include:
    - ◇ construction to be greater than half the depth of the yard;
    - ◇ roof to extend higher than the roof of the adjoining garage;
    - ◇ installation of a door where a current window exists;
    - ◇ reconnection to the existing storm drain system for rainwater runoff;
    - ◇ Installation of either sequential super 600 FRP corrugated fiberglass panels or sunlite twin wall polycarbonate 10 mm panels for that portion of the roof which faces the gardenside of the proposed screenroom at 8A Ridge.

## Policy

- Approved formal written policy for accounting procedure that GHI had for the replacement reserves and addition maintenance reserves: member payments designated as replacement reserve and addition maintenance reserve contributions will continue to be classified as contributions directly to replacement reserve and addition maintenance reserve equity accounts. Similarly, replacement reserve and addition maintenance reserve expenditures will continue to be classified as reductions in their corresponding reserve accounts. This is a standard accounting practice and will not affect GHI operations or finances.
- Adopted revised rules §X.B. and §X.C.2. for clarification of the intention of requirements for members' proposed landscaping changes.
- That former members of GHI be charged a membership transfer fee instead of a buyers fee if they purchase another GHI unit within twelve months of selling their previous unit.

## Expenditures

- \$20,416 to Gilbert Construction to perform spring cleaning of all GHI gutters.
- \$23,809 to Gilbert Construction to perform fall cleaning of all GHI gutters.
- \$14,850 – Hearn Insulation to replace flat roof at 135A Northway.

## Community Beautification Program Kicked Off May 1

We all have a part to play in keeping GHI an attractive community for current and future members. Well-kept yards and common areas send the message, "We love it here and take pride in our surroundings and our cooperative." Well-maintained yards also keep our community vibrant and enhance property values.

GHI's annual Community Beautification Program began on May 1 when GHI staff started inspections to ensure that all homes' exteriors and yard areas meet GHI's minimum standards. To review the evaluation criteria and minimum maintenance standards go to <http://ghi.coop/content/community-beautification-program-overview>.



GHI staff is happy to advise members on landscape challenges and to respond to your questions. GHI also has tools you can borrow to aid in the exterior cleanup of your unit and yard such as exterior extension ladders, siding cleaning brushes, and Garden Weasels (a.k.a. hand-rototillers).

GHI offers the following items to members at no charge: exterior trim paint, Damp Rid, straw and self-stick house numbers and letters. You can also purchase a one pound bag of Fescue-Rye mix grass seed for the price of \$2. Contact Melvin Williams in the warehouse for these items [mwilliams@ghi.coop](mailto:mwilliams@ghi.coop) or call 301-474-4161 ext. 134.

GHI is stockpiling wood chips (produced from our tree-trimming work) at the GHI administration building to help improve narrow walkways. These chips are not mulch. Members can pick up this material, as quantities are available, during normal operating hours. Contact the Maintenance Department for details.

In the past several years the number of citations issued keeps getting lower! Please do your part to ensure that our community remains a beautiful and historic place to live.

If you have questions about your yard or the program, email [gbachman@ghi.coop](mailto:gbachman@ghi.coop), or call 301-474-4161 ext. 155 to speak with George Bachman or ext. 139 to speak to Herb Jackson.

### WHAT'S HAPPENING!

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

JUNE			
Sat	1	11:00 am	Pre-Purchase Orientation
Fri	7	--	OFFICE CLOSED *
Mon	10	7:00 pm	Member Outreach Committee
Mon	10	7:30 pm	Marketing Committee
Wed	12	7:30 pm	Architectural Review Committee
<b>Wed</b>	<b>12</b>	<b>8:00 pm</b>	<b>GHI Stakeholder Meeting</b>
Mon	17	7:00 pm	Pre-Purchase Orientation
Tue	18	7:30 pm	Companion Animal Committee
Wed	19	7:00 pm	Woodlands Committee
Thu	20	6:45 pm	Investment Committee
Thu	20	7:00 pm	Finance Committee
Fri	21	--	OFFICE CLOSED *
Mon	24	7:00 pm	Communication Committee
Tue	25	8:30 am	Yardlines Committee
Wed	26	7:00 pm	Buildings Committee
JULY			
Thu	4	--	Offices Closed Independence Day *
Fri	5	--	OFFICE CLOSED *
Mon	8	7:00 pm	Member Outreach Committee
Mon	8	7:00 pm	Pre-Purchase Orientation
Mon	8	7:30 pm	Marketing Committee
Tue	9	7:30 pm	Nominations & Elections Committee
Wed	10	7:30 pm	Architectural Review Committee
Tue	16	7:30 pm	Companion Animal Committee
Wed	17	7:00 pm	Woodlands Committee
Thu	18	6:45 pm	Investment Committee
Thu	18	7:30 pm	Finance Committee
Fri	19	--	OFFICE CLOSED *
Mon	22	7:00 pm	Communications Committee
Wed	24	7:00 pm	Buildings Committee
Sat	27	11:00 am	Pre-Purchase Orientation
AUGUST			
Mon	5	7:00 pm	Pre-Purchase Orientation
Mon	12	7:30 pm	Marketing Committee
Tue	13	7:30 pm	Nominations & Elections Committee
Wed	14	7:30 pm	Architectural Review Committee
Thu	15	6:45 pm	Investment Committee
Thu	15	7:30 pm	Finance Committee
Fri	16	--	OFFICE CLOSED *
Tue	20	7:30 pm	Companion Animal Committee
Wed	21	7:00 pm	Woodlands Committee
Sat	24	11:00 am	Pre-Purchase Orientation
Mon	26	7:00 pm	Communications Committee
Wed	28	7:00 pm	Buildings Committee
Fri	30	--	OFFICE CLOSED *

(Dates are subject to change)

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