



Greenbelt Homes, Inc.

COMMUNICATOR

Bi-Monthly Publication of the Communications Committee

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**GREENBELT
LABOR DAY FESTIVAL**
This year, the Greenbelt Labor Day Parade, is celebrating its 55th year! Monday, September 7th starting promptly at 10am.



Have an idea for a story?
Send GHI your story ideas. See page 8 for submission information.

GHI ANNUAL MEETING AND ELECTIONS HELD

BY SYLVIA LEWIS

Over 150 people attended the Annual Meeting on May 21st in the Community Center gym. They came to hear the candidates who were running for the Board and Audit Committees, vote upon a bylaw change, find out who would receive the President's Award, see committee displays, and have a chance to win a door prize!

The proposal to amend the bylaws to reduce the Board size from nine to seven members was overwhelmingly defeated. Several current and former Board members said the change would increase the already heavy work load of each Board member and would decrease the diversity of experience and background represented on the Board.



Seated: Ed James, Secretary, Suzette Agans, President, Patricia Novinski, V.P., Sylvia Lewis, Treasurer. Back Row: Gretchen Overdurff, General Manager, Errol Mazursky, Diana McFadden, Ed Hickey, Tokey Boswell and David Morse

Jim Cohen, chair of the Buildings Committee, spoke about the member energy survey results and the plans for the future.

He said that there will be a membership meeting in the fall, probably in October, to get member input on the various options that the Board will be considering for energy upgrades to our homes.

Later in the program Jim received the President's Award for Exceptional Service. Outgoing Board President **Sylvia Lewis** mentioned that as Chair of the Green Ribbon Task Force and the Buildings Committee he had been instrumental to the success of the 2009 Charrette and the follow up workshops. The award cited him for "Exceptional Service and Visionary Guidance in Leading GHI Toward a Green and Sustainable Future."

Philip Larkin, a Greenbelt resident and former GHI member, was presented with a gift certificate for his winning design in the Marketing Committee's competition to find a new promotional image for GHI. The poster was on display at the Marketing Committee table.

City Recycling Coordinator (and outgoing board member) **Luisa Robles** and **Lori Thiel** from the Humane Wildlife Services gave brief talks and presented displays.

County Councilwoman **Ingrid Turner** commended GHI on the large turnout at the meeting and the involvement of its members.

The last item on the agenda was the awarding of door prizes. The lucky winners of \$100 off one month's co-op fee were: **Lois Gorman, Tom White, Jeanette Holman, and Henry Haslinger**. The winners of the Co-op grocery store \$50 gift certificates were **Elizabeth Jay, Dorothea Leslie, Caroline Perini, Eileen Sutger, and Katherine Jarva**.

MESSAGE FROM THE PRESIDENT

BY SUZETTE AGANS

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Questions? Contact 301-474-4161 ext. 152 or blewis@greenbelthomes.net

Happy Summer to you all!

I was recently elected President of the Board. I am extremely honored to be chosen for this position.

I hope to accomplish the following during my term as President:

1) To take the data, research and recommendations from the appropriate committees, staff and others to develop a process by which GHI members have input into how and what we will upgrade in our homes. As many know from the previous rehab, it can be contentious. I hope we can develop a productive process and if we push it, also some decisions. I look forward to working with the other board members, committees, staff and members as we move forward. Look for an announcement on a Special Membership Meeting this fall on these issues.

2) To keep GHI finances solid and ready as they can be for the potential upcoming upgrade, which includes establishing a 501 (c) (3) nonprofit corporation for the benefit of members and our homes; investigating financial alternatives; and continuing to research public and private programs.

None of this could be possible without the hard work of the past President, Sylvia Lewis and board members, committees and members – Thank you. Looking ahead, their continued hard work will be most welcomed. We cannot build on this foundation without the assistance from you, the members. If you are ready to help, please contact me at suzflower@yahoo.com.

I look forward to working with all of you in the months ahead.

See you around,

Suzette M. Agans



Get Involved! Join a Committee!

- To join a committee, call Member Services at 301-474-4161 ext. 138 and ask for an application form or download a Personal Data Form from the website at www.ghi.coop by clicking on Committees.
- To be a Court Liaison, call Member Services 301-474-4161, ext. 138.
- To run for office, contact the Nomination and Elections Committee.
- To submit a "Bright Idea" e-mail Sylvia Lewis at revs.lew@verizon.net or at mgtoffice@greenbelthomes.net or call 301-474-3635.

BOARD MEETING AND HIGHLIGHTS

The GHI Board meetings are held in the Board Room of the GHI Administration Building. Meetings are usually held twice a month on Thursday evenings, except during the summer when meetings are held once a month. Please check the calendar on the GHI website for details. With the exception of executive sessions, all meetings are open to the membership.

During March and April 2009, the Board took the following actions:

Policies

- Reaffirmed use of the Integrated Pest Management system in the stewardship of GHI natural areas on recommendation of the Woodlands Committee.
- Approved revision to the rules concerning satellite dish installation as recommended by the Architectural Review Committee.
- Approved the criteria established for the 2009 Community Beautification Program.
- Established the policy that if an attached garage has been converted to an addition with living space, only the addition maintenance fee will be charged.

Committee Referrals and Reports

- Requested the Finance Committee study ways to set up a 501 (c) (3) entity for the purpose of requesting grant funding to finance GHI's programs.

Exceptions to Regulations

- Approved installation of a three-season porch containing large windows and cement-fiber siding at 10M Plateau Place.
- Approved replacement of horizontal sliding windows in the gardenside-end addition at 20J Ridge Road.
- Approved replacement of a horizontal sliding window by a larger one in the gardenside dining room at 6D Ridge Road.

Contracts

- For emergency replacement of the existing underground sewer line of the administration building (B&P Utilities, \$31,924).
- For spring repairs to sidewalks at 44 sites (Willis Concrete Construction, \$31,220).
- For an energy audit of GHI dwelling units and a report on options for energy upgrades (Ardently Green, \$23,000).
- For spring and fall cleaning of gutters of all GHI homes (Uncle Skeeter's Roof & Gutters, \$45,105.28).
- Replacement of slate roofs at 36 homes and gutters and downspouts at 10 additional homes (Hearn Insulation and Improvement Company, Inc. \$445,833).

Other Actions

- Approved yard plats for 7 and 9 Courts of Laurel Hill Road and for 2 Court Research Road.
 - Authorized management to conduct a survey to determine the number of members interested in renting a storage unit in 9 Court Southway for \$90 per month for a 4-unit layout or \$70 per month for a 7-unit layout.
-

REPLACEMENT RESERVES

BY ELDON RALPH



GHI created a Replacement Reserve Fund in 1987. Members make annual contributions to the fund for the future replacement of major components on residential units and common property. It covers all dwelling units--992

frame homes, 579 masonry homes (318 brick, 256 block and 5 pre-fabricated units), and 29 larger homes. In January 2009, the fund balance was \$ 6.7 million.

GHI's staff updated the Replacement Reserve Plan in September, 2008 with the assistance of Reserves Advisors, Inc. (a consultant hired by GHI). In general, the following factors were considered in deciding which items to include or exclude from the plan:

- Major items with an identifiable life cycle (roofs, windows, water heaters, etc.) whose costs could impose a financial burden on members if their replacements are unplanned, were included.
- Items that either do not have a definite life cycle or may be subject to premature failure due to neglect or damage (sidewalks, toilets, sinks, faucets, tubs, etc.) were excluded.
- Other items that require repairs rather than replacement (window caulking, drywall repairs, masonry crack repairs, etc.) were excluded.

Repairs of items not included in the Replacement Reserve Plan are financed from GHI's annual operating budget. A flyer inside this newsletter lists items included in the plan, their estimated replacement costs during the period 2008 to 2038, and planned replacement dates. The total estimated expenditures from 2008 to 2038 are \$41.4 million (not including inflation).

ACCEPTABLE LOCATIONS FOR SATELLITE DISHES

Satellite dishes may be mounted on the ground, on patios and decks, railings, walls, sheds, and sides of porch roofs with the following six exceptions:



1. Horizontal or pitched rain-shedding surfaces of slate roofs, flat roofs, asphalt shingle roofs, and frame porch roofs (due to the potential for leaks and consequent voiding of the roof warranty).
2. Chimneys and vent pipes (due to the potential for structural damage)
3. Attached to or through vinyl siding (to prevent damage to the siding)
4. In or near drainage swales (to prevent flood damage)
5. Over or near underground utility lines (to prevent access to excavate underground pipes)
6. Trees (because it can't be made secure and may damage the tree)

Members are advised to **check with the Technical Services Department regarding possible mounting locations and submit an SD-1 form *before* installing satellite dishes.**

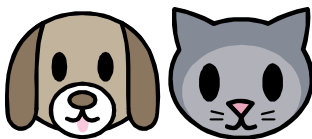
REVIEW THE MEMBER HANDBOOK!

The Architectural Review Committee (ARC) would like to remind you to *review the Members' Handbook BEFORE planning any changes to your home or yard.* This will save you – and GHI as well--time, money, and energy if you are thereby able to avoid requesting exceptions to GHI rules. (Every request must be evaluated by both ARC and the Board of Directors and requires you to personally appear before both bodies. Careful planning, moreover, can help you limit the scope for an exception request, which may make it more likely to be approved). The handbook is available online at www.ghi.coop.

NEW LOST ANIMAL PROGRAM

BY: THE COMPANION ANIMAL COMMITTEE

The GHI Board of Directors has approved a program for lost companion animals developed by the Companion Animal Committee (CAC). The goal of the Lost Companion Animal program is to provide instruction and assistance to members whose companion animals are missing due to theft, loss, or a community emergency. Program materials include a sample form to help make a lost animal flyer, a list of area veterinarians and animal shelters, and a Companion Animal Identification form to show proof of ownership should the lost animal be picked up by the city or county.



Lost Animal Program Packets are available through Member Services. CAC recommends that GHI members obtain packets prior to an actual emergency. In particular, every member should have a Companion Animal ID Form on hand.

Another aspect of the program establishes a GHI membership network – or search team – to assist members when a GHI companion animal is lost. The system is set in motion once GHI has been notified. Members and others can assist with a physical search, distribute “lost animal” flyers, or help post notices to local online groups such as Greenbelters. If you are interested in being on the search team, please call Member Services Director, Joan Krob at 301-474-4161, ext.138.

To avoid losing an animal or having an animal stolen, do not leave an animal unattended in your yard (per GHI regulations) or tethered at an outside location such as the Co-op or café. Just a few seconds can be all that it takes for your companion to be stolen. Make sure there are no holes in the fence and that gates are properly secured. Most importantly, have attached to your companion’s collar current personal identification and rabies and county license tags.

CAC meets the last Wednesday of the month at 7:30 pm in the GHI lobby. We are always looking for new members.

Congratulations

to GHI on this year’s House and Garden Tour, and thanks to Gretchen, Deirdre, and everyone who helped facilitate the incorporation of community artwork into this wonderful event! Twelve large paintings created by 7th grade students at St. Hugh’s School served as bright and cheerful markers at the participating homes and at the GHI office. The artwork was warmly received by the members who greeted Matt and me as we made our rounds installing the work in the morning, and it was a pleasure to wish them well as they made their final preparations for the tour. Projects like this are a great way for the community to affirm the creativity of local youth and facilitate their civic participation; *way to go, everyone!*



Pictured: GHI member Ethan Tabor in his yard on Sunday morning

Thanks to Cindy Cutright and Anne Gardner for laying the groundwork for this collaboration, and to Ms. James, Ms. Chiddo, and Ms. Martins of St. Hugh’s School for supporting the students’ participation. Thanks very much to guest artist Eli Halpin for her year-long collection and preparation of doors for this project, and for her adventurous spirit in leading our school workshops. Special thanks are extended also to Karl Skaggs of the city’s Department of Public Works for constructing braces for all the paintings, and to Matt Berres whose knowledge of the court layouts and readiness to assist with the installation and removal of the paintings were extremely valuable. *Finally, congratulations to the students from St. Hugh’s School on their teamwork and beautiful artistry! Keep up the good work!*

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YARD LINE FAQs

BY THE YARD LINE AD HOC COMMITTEE

The Yard Line Committee (YLC) has been receiving questions from members about the Yard Line certification process. Below are some Frequently Asked Questions (FAQs); a complete list is posted on the GHI website: ghi.coop/YL/FAQ.htm.

Q: How does the YLC determine yard lines?

Determining a yard line can be simple when a yard ends at a sidewalk or parking lot. For more complicated situations, the committee relies on guidelines established at the formation of the yard line project. For more information about the yard line process, see the Member Handbook, section VI, pages 40-06 - 42a.i-06 (also online at <http://www.ghi.coop/govdocs/index.htm>. Click on section VI of the Member Handbook.)

Q: How can I find out what the YLC has decided for my yard?

After the committee decides on yard lines it sends a preliminary yard plat (a diagram of particular yards showing the location of yard lines, structures, and other relevant features) to each affected member.

Q: The committee changed my yard lines and now part of my fence is outside the line. Do I have to move my fence?

You do not have to move it until you replace your fence, according to the Board's Encroachment Resolution Policy (online at <http://ghi.coop/YL>). The policy also applies to other structures as well, including sheds. The policy is stated on the back of the letter that accompanies the preliminary yard plat sent to each member.

Q: What if I question the committee's decision?

You can contact the committee after receiving the plat to ask questions or make comments. If the committee is unable to resolve objections, you may appeal its decision to the Board of Directors, which must approve each plat before it becomes final.

WHO'S WHO AT GHI— MEMBER PROFILE

BY ROBIN EVERLY

Frank DeBernardo, a GHI member since July 2004, believes you need to be passionate about your life, your work, and your community. He treasures GHI for its park-like ambience and its walkability, but particularly for the spirited civic-mindedness of its residents.



Growing up in a large, fun-loving Italian Catholic family in Brooklyn, New York, Frank learned the ways of community and hospitality and applies them here. For GHI, he volunteers on the Green Ribbon Task Force and the Member and Community Relations Committee. For two years he handled publicity for the Labor Day Festival and is a docent at the Greenbelt Museum. He is one of the founding members of GreenBeLT Pride, a group for gay, bisexual, lesbian, and transgendered persons in Greenbelt and their supporters. Recently, he was appointed to the Metro Riders' Advisory Council, one of three riders from Prince George's County to advise the Board.

He has been executive director of New Ways Ministry for 15 years and loves his job. New Ways is a national Catholic ministry of advocacy, reconciliation, and education for lesbian and gay Catholics and the wider church and civil communities. The organization's purpose is to build bridges between lesbian/gay people and the Catholic church. He meets interesting people who are making change occur. He finds support at the grassroots level of ordinary Catholics for New Ways' message of understanding and dialogue.

Of GHI, Frank says he found a sense of community here not found anywhere else in the metropolitan area.

GHI BRIGHT IDEAS

BY SYLVIA LEWIS



What are Bright Ideas? They're ideas from the GHI Community that may be helpful to other members.

It is unfortunate that some of the great ideas we receive turn out not to be feasible, such as one submitted by **Daniel Pearlman**:

"...why don't we try to have at least one maintenance vehicle which is green, i.e. an electric vehicle ...such as a "golf cart" for maintenance men. Surely this is practical due to the very minute distances traveled in our co-op."

When staff tried this out last fall, they found that a number of sections of our inner walkways have insufficient space for such vehicles to pass due to adjacent hedges.



Furthermore, there were procedural obstacles: such vehicles are not allowed on public roads, and GHI's insurance will not cover them.

Another good idea, suggested by **Robin Everly**, has been partially implemented but needs publicity and further development. Members are now able to send work order requests by e-mail. Just go to www.ghi.coop, click on "Service Requests," and fill out the form. (It can also be used to alert maintenance of problems on walkways or other common areas.) A work order will be issued and you will receive confirmation and the work order number. If you do not receive confirmation within 24 hours, call the Maintenance Office at 301-474-4161, ext. 127 (you will also be notified of when the work will be done, but this might take longer).

Have a Bright Idea? Send it to Sylvia Lewis at revs.lew@verizon.net

Dear participants of the 2008 Greenbelt Labor Day Parade, you are once again invited to join us in this years festivities!

This is a free parade open to all public groups, business, non-profits etc to come and represent themselves in the only four day Labor Day festival in Prince Georges County.

This Labor Day we will be celebrating the parade's 55th year! Help us make this the best!

Please fill out an application and return it to greenbeltlabordayparade08@gmail.com

We look forward to seeing you there!

Sincerely,

Rachel McMullin

2009 Parade Coordinator

Applications are found on our webpage

<http://www.greenbelt.com/laborday/Parade.htm>

GREENBELT



FARMERS MARKET

More vendors, more variety, more fun stuff for kids, more chef demos.

Still 100% local!

**Sundays 10:00-2:00,
May 17-November 22.**

Roosevelt Center, west parking lot.

For more information and directions

visit our web site at

greenbeltfarmersmarket.org

It's a Date : July/August 2009

July 7	Yard Line Ad-Hoc Committee	8:30 am
July 8	ARC	8:30 pm
July 14	Sustainable Design Practice	7:00 pm
July 15	Investment Committee Woodlands Committee Finance Committee N&E Committee	6:00 pm 7:00 pm 7:30 pm 7:00 pm
July 16	Board of Directors	7:30 pm
July 20	Communications Committee	7:00 pm
July 22	Buildings/Finance/Board Energy Audit Report	7:00 pm
July 26	Pre-Purchase Orientation	11:00 am
July 28	Yard Line Ad-Hoc Committee	8:30 am
July 29	Animal Companion Committee	7:30 pm
Aug 5	Member & Community Relations	7:00 pm
Aug 8	Yard Line Ad-Hoc Committee	8:30 am
Aug 12	Investment Committee Woodlands Committee Marketing Committee Finance Committee	6:00 pm 7:00 pm 7:30 pm 7:30 pm
Aug 15	Pre-Purchase Orientation	11:00 am
Aug 17	Communications Committee	7:00 pm
Aug 20	Board of Directors	7:30 pm
Aug 26	Buildings Committee Companion Animal Committee	7:00 pm 7:30 pm
Aug 27	Finance Committee Membership Input Session for Budget Preparation	6:30 pm 8:00 pm

THANK YOU

Thank You to the 67 members who completed the Website Survey at the Annual Meeting! The data is being compiled and will be put on the GHI Website.

Maintenance Department Notice:

Maintenance reception desk is **CLOSED** for lunch between 12-1 pm daily.

You can reach the main front desk reception for emergency calls during that time.

Community Beautification Recognizes Stellar Yards, Going on Now!

Each year GHI recognizes members for excellence in beautifying their yards. Winners will receive gift certificates from Behnke's Nursery. Who will win in 2009? It might be you! GHI's annual yard inspection program began May 18, 2009. Look for a door hanger with program details or visit www.ghi.coop/community.

COMMUNICATOR SUBMISSIONS:

Please submit information for the September/October issue no later than July 20 to Brenda Lewis at blewis@greenbelthomes.net (do not submit to individual committee members).

July 20 is the due date for articles for September/October issue.

2009 GHI Maintenance Schedule

Apr-Sept	Slate Roofs & Copper Gutters & Downspouts
May-Sept	Community Beautification Inspections
May-Aug	Trim Painting
May-June	Spring Gutter Cleaning
May-June	Spring Concrete Repairs
June-July	Addition Roof Repairs
July-Aug	Underground Utility Repairs
July-Sept	Parking Lot Repairs
Sept-Oct	Garage Door Replacement RI11(9), WE1(2), RI9(6)
Oct-Nov	Fall Concrete Repairs
Nov-Dec	Fall Gutter Cleaning
2010	Spring WSSC Water Supply Repairs (Tenative)

Free Notary Services Available at GHI

GHI has several staff members who can provide GHI members with notary services. Call 301-474-4161 and ask the reception desk if a notary is available prior to coming to the Administration Building. No charges are made for the services.

SUBMIT YOUR PICTURES

We are looking for pictures showing Greenbelt, GHI, and the surrounding areas to be used throughout Greenbelt and in GHI publications. Credit will be given.

For details, contact Brenda Lewis at blewis@greenbelthomes.net.

When submitting pictures, please submit them in the following formats: JPEGs or TIF file format, at least 250 resolution, and please include your name and address. If you do not have an electronic copy of your photo, please let the GHI main office know and they will assist you with scanning.

