



Greenbelt Homes, Inc.

COMMUNICATOR

Bi-Monthly Publication of the Communications Committee

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2010 MONTHLY CO-OP FEE BREAKDOWN AND FORM 1098 FOR TAX RECORDS
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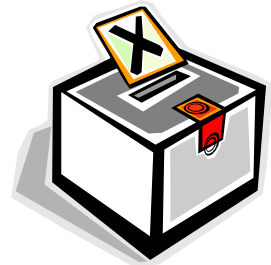
Have an idea for a story?
 Send GHI your story ideas. See page 8 for submission information.

MARK YOUR CALENDARS FOR MAY 19 THEN TAKE THE N&E CHALLENGE!

BY: KATHLEEN GALLAGHER, N&E COMMITTEE

First—the Nominations and Elections (N&E) Committee asks that you mark your nice new 2010 calendar to include GHI’s Annual Meeting and Election on Wednesday, May 19, at 7:30 p.m. Next—take the N&E Challenge by making at least one more resolution for 2010. If you’ve never attended a GHI Annual Meeting, resolve to come this year. If you’ve never voted in a GHI election, resolve to vote. And if you’ve done both of those things but have never run for a GHI office, resolve to consider it seriously between now and May.

Especially in today’s troubled economy, we are fortunate to be members of one of the best-run housing cooperatives in the nation, one that employs sound financial practices and serves as a model for others. To help maintain that strength, we must have elections that offer stimulating competition among well-qualified candidates. The broader the involvement of our membership in voting, nominating candidates, and holding office, the stronger our cooperative will be.



This year’s ballot will include four two-year positions on the Board of Directors, three one-year positions on the Audit Committee, and five one-year positions on the N&E Committee.

- The nine-member Board of Directors is GHI’s decision- and policy-making body. Although the Board carries out much of its work during regular meetings held twice a month on Thursday evenings, directors also hold work sessions, undertake projects, conduct hearings, and serve as liaisons to GHI’s nine membership committees.
- The three-member Audit Committee does not perform financial audits but rather independently monitors the overall operations of the GHI cooperative and the actions of the Board, reporting its findings and conclusions to the membership in an annual report.
- The five-member N&E Committee identifies candidates to run for open positions on all three elected bodies and conducts fair and expeditious elections.

Think about running for office yourself this year. And consider which of your GHI friends and neighbors would be good candidates for leadership positions in GHI. Encourage them to come forward, or send your recommendations to N&E so we can contact them.

The next issue of the Communicator will feature more detail on how to run for office, but you can find all the information now at www.ghi.coop (click on “Elections”) or by contacting any N&E member: Kathleen Gallagher at gallagher.k@verizon.net, Ginny Jones at ginnyjones@gmail.com, Marat Moore at 301-474-2721, or Liz Roslewicz at 301-486-1943.

We hope you’ll take the N&E Challenge in 2010!

PRESIDENT'S MESSAGE

BY SUZETTE AGANS

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Dear Fellow Members,

With 2009 soon to be gone, 2010 just around the corner or already here, it often feels the beginning of a new year is ripe for new possibilities. That maybe I will take that fantastic vacation I have always dreamed about or lose the rest of those pounds I keep swearing I will lose. A group of GHI members sitting around a table at the New Deal Café came up with some New Year's resolutions. There is a longer list elsewhere in this issue, but I especially liked these.

Possible New Year's Resolutions

- To offer help to a neighbor
- To enjoy Greenbelt Lake
- To take the bus
- To recycle more
- To get to know my neighbors
- To hear a performance at the New Deal Café
- To send complaints and compliments to GHI
- To come to a GHI Board or committee meeting
- To give contact information to a neighbor when going out of town for a while
- To use the inner walkways
- To shop locally
- To keep my walkways clear of leaves, snow, and ice
- To find answers online at <http://www.ghi.coop>
- To volunteer to help others

I hope everyone's New Year is bright, full of hope and possibilities. I wish you well.

See you around town,

Suzette M. Agans



The Member and Community Relations Committee needs to know...

Please take a moment and provide your response(s). Return this short survey to GHI's Reception Desk. Responses are needed by April 1, so that the committee can plan for this year's event.

Should GHI continue to hold the GHI Yard Sale in the spring? Yes No

Would you rent a table if the Yard Sale occurred? Yes No

Would you come to the Yard Sale to see what was available? Yes No

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 September and October 2009, the Board took the following actions:

Policies

- Authorized charging a member directly for the cost of pest control treatment in a unit if the pest activity is caused by the member's activity, negligence or lack of cleanliness in the unit.
- Approved a revised addendum to the cooperative housing proprietary lease and mutual ownership contract (MOC) and directed staff to begin using it for all new enrollees in the Addition Maintenance Program (AMP). Members currently in the AMP who have not signed an MOC addendum will be asked to do so now.
- Endorsed the GHI employees' Compressed Work Week. Under this policy, the hours in the 40-hour work week are redistributed so that employees work longer days and take off every other Friday.

Committee Reports and Referrals

- Received a report from the Companion Animal Committee about the launching of GHI's Lost Animal Program and the committee's continuing work on a disaster preparedness program for animals.
- Extended the deadline for the Buildings Committee's report on the possible restructuring of the Addition Maintenance Program.
- Referred the proposed rules change for placement of HVAC units back to the Architectural Review Committee for further consideration.

Exceptions to Regulations

- Allowed replacement of existing skylights on a gardenside addition at 13S Hillside Road.
- Approved installation of a 4'x6' accessory building for the storage of an adult tricycle in the serviceside yard at 3D Plateau Place.

Contracts Authorized

- Replacement/Installation of 18 rental garage doors (Fred C. Johnson, Inc. \$8,978.)
- Sewer drain lining at 1A-D, 37A-B, 26A-B Ridge Road (Lyttle Utilities \$12,616.)
- Repairs of underground sanitary sewage and storm drains at six sites (B&P Utilities, Inc. \$51,937.)
- Repairs of concrete sidewalks at 28 sites (CPE, Inc. \$28,755.)

Other Items

- Approved 12 new memberships.
 - Approved a yard plat for 9N Southway and an adjacent boiler room.
 - Approved donations to NASCO's Cooperative Education and Training Institute (\$500), the Greenbelt Labor Day Festival (\$300), the Greenbelt Emergency Assistance Fund (\$1,000), the New Deal Café (\$150) and the City of Greenbelt's Co-op Month (\$50.)
-

WHEN SHOULD YOU CONSIDER EUTHANIZING YOUR COMPANION ANIMAL?

BY THE COMPANION ANIMAL COMMITTEE (CAC)

If your companion animal grows old or becomes seriously ill, you might have to think about euthanasia. If you've done some thinking in advance, though, you'll be better prepared to face the situation, to consult with family members, and to choose wisely. Here are some considerations that can help guide you:



- How many activities is your animal still able to perform?
- Is she experiencing pain or suffering in other ways?
- Is her eyesight, hearing, or mobility affected?
- Is she still eating?
- Is she able to enjoy life?
- Do you have the physical and emotional strength to provide the assistance she requires?
- Will it keep her comfortable?
- Will expensive treatment be necessary?
- Does it have a reasonable chance of prolonging her life? For how long?
- What will likely be her quality of life?
- Should "palliative care"--which aims at relieving suffering rather than prolonging life at any cost—be considered?

If you do decide ultimately to euthanize her--perhaps after palliative care is no longer effective—you may want it carried out at home, a less stressful, environment for her. (Many veterinarians will make house calls to do this.) And after having gone through this process of careful deliberation, regret and uncertainty are less likely to cast a shadow over your grief.

The CAC provides grief support for people who have lost their animal companions every first Monday of the month at 7:00 PM in the GHI office library.

FINAL ENERGY AUDIT REPORT

BY ELDON RALPH

In April 2009, GHI hired Ardently Green, a Virginia-based energy consulting company to undertake a comprehensive energy audit of six GHI units (one middle and one end-unit in the frame, block, and brick housing categories.) Ardently Green recently submitted its final report. The audit report studied existing conditions in the six units and made recommendations for upgrades to the building envelope, insulation, heating, ventilation, and air conditioning systems. The final report is available on GHI's Website at <http://www.ghi.coop/bldgs/>.

The Buildings Committee is currently reviewing the final audit report and will subsequently present its recommendations to the GHI Board of Directors on the energy systems and other improvements that should be implemented. GHI members are encouraged to attend meetings of the Buildings Committee to participate in discussions on the energy plan for GHI. Committee meetings are held on the fourth Wednesday of every month in the GHI Administration Building Boardroom and commence at 7:00 p.m.



Want information on your community!

Start the year off right visit your website.

NOTES FROM THE "BE WARMER WORKSHOP"

BY ANNA SOCRATES, COMMUNICATIONS COMMITTEE

This year's GHI Buildings Committee-sponsored "Be Warmer Workshop" on Saturday November 21, 2009 in the Greenbelt Community Center featured a new format: Participants moved from station to station picking up low-cost do-it-yourself tips from fellow GHI members on topics ranging from vacuuming under baseboard heaters to caulking leaky windows to viewing (and voting on the best) handcrafted items.



While the Buildings Committee reviews the Ardently Green consultant report on a comprehensive long-range sustainable energy plan for the cooperative, the good news is that participants can proactively improve their house's energy performance right



away. Many of the tips presented at the workshop are simple to implement and truly low-cost. Suspending a curtain on a tension rod at the bottom of the stairs can keep precious heat downstairs in the living area. Vacuuming dust and pet hair from under the

baseboard heaters can improve heater performance. Even a beginner at sewing can fashion a door "snake," like Harriette Phelps's prize-winning craft entry, that blocks wintry drafts from coming through the bottom of the door. Sew a tube the length of the bottom door and any desired width (usually about 7"–10") from scrap fabric and fill the tube with sand, dried beans, or unused organic pellet kitty litter. Tie the finished tube with a ribbon or elastic and place in front of the drafty door. Lois Gorman shared photos of an ingenious air conditioner cover that doubles as an organizer for spools of sewing thread and Corita Waters submitted a clever and simple-to-make poncho out of a rectangle of fleece.

On that sunny November late afternoon, the room was filled with the energy of good ideas and neighbors sharing their expertise and teaching others. The interactive format garnered a largely positive response from participants leaving the workshop: "This was nicer than a lecture;" "I didn't know you could do it yourself."

For GHI members who were unable to participate in the workshop, information and how-to-videos (including instruction on caulking, attic hatch insulation, and weather-stripping doors and windows) are available on the GHI Website at www.ghi.coop/bldgs/workshop.htm.



Yardline FAQs on the Web

To help members understand the yard line process, the Ad Hoc Yard Line Committee has collected members' Frequently Asked Questions (FAQ's).

Together with answers, these FAQ's are on the web site at ghi.coop/YL/FAQ.htm.

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/govdocs/.

RECYCLE YOUR CHRISTMAS TREE

BY MATT BERRES

The City of Greenbelt Public Works Department will pick up trees at the locations listed below and process them through a wood chipper. The chips will be used as mulch around trees and flower beds. Please bring your trees to any of the following areas up until *February 7, 2009*. **(DO NOT PUT TREES IN PLASTIC TREE BAGS!)**

- Ridge Road, 73 Court (opposite the playground)
- Plateau Place and Ridge Road (the corner on the playground side)
- Research Road and Hillside Road (at the corner)
- Ridge Road, 44 Court (area near the playground)
- Eastway and Crescent Road (at the corner)
- Ridge Road, 21 Court (across from Green Ridge House)
- Crescent Road and Ridge Road (the playground at the junction)
- Parkway (the corner across from 58 Court, Crescent Road)
- Hillside and Parkway (the corner across from the Community Church)
- Southway, 7 Court (the playground at the Little League field)
- Ridge Road, 11 Court and 13 Court area (the area between courts)



Check your appliances and cut your electric bills

Have you ever wanted to know exactly how much electricity your plug-in appliances use when they are turned on or when they are in "sleep mode"? Well, now you can. Thanks to a generous donation from the Greenbelt Advisory Committee on Environmental Sustainability (Green ACES), GHI now has five Kill-A-Watt electricity usage monitors available to lend to GHI members. These easy-to-use devices provide accurate real-time data on electricity consumption for all two- or three-pronged plug-in appliances. To borrow a meter, visit the GHI warehouse. A small refundable deposit is required. For more information, contact mberres@ghi.coop.

WHO'S WHO AT GHI

BY BRENDA LEWIS

Newest GHI'ers

There was real excitement at GHI when our favorite dog, Belle, was ready to deliver puppies. Belle has been unofficially adopted by the entire GHI staff since her



Newest GHI'ers

human "father" (Matt Thomas, GHI's ace mechanic and special projects assistant) introduced her to the staff a few years ago. Belle is the most well-mannered Jack Russell you will ever meet. When she strolls down the GHI hallway or begs for treats while visiting the compound, she is hard to resist. She does have her favorites on staff – and we know they bribe her with goodies, don't we, Robert A.?

This little announcement to GHI members is to let you know that our beautiful Belle gave birth to four wonderful puppies. It took her all day Friday, October 23rd, but she delivered them before the close of business, so we got to see them on that special day. Everyone was pulling for her -- and she knew just what to do.

In addition to Bernard and Baby Belle (just minutes old in the picture) there are Wishbone (a female) and Cowboy (a spotted male). The puppies are a few months old now, and each has a wonderful, unique personality.

Welcome, welcome. GHI is a nice place to be!

Got a playful dog or cat? Send us your pix!
e-mail to blewis@greenbelthomes.net

NEW YEARS RESOLUTIONS

BY ANNA SOCRATES AND DAVID MORSE,
COMMUNICATIONS COMMITTEE

2009 got you down? The economy, swine flu, global warming, wars, shootings, the Redskins? So? It can only get better! Jump-start 2010 with a few modest



NEW YEAR'S RESOLUTIONS

Shop locally...

...at Roosevelt Center (fresh local produce, movies, plays, live music, kebabs, steak and cheese, dry-cleaning, haircuts/ -do's, massages)!

Use it (or lose it)...

...the bus; the library; your strength and flexibility; your creativity.

Get to know your neighbors.

Throw a block party; help with yard work; hold a court yard sale; welcome new neighbors; visit a shut-in; use the inner walkways.

Give back to the community.

Volunteer (at the Greenbelt Museum, the Greenbelt Arts Center, the Farmers' Market, the New Deal, Greenbelt National Park...); tutor kids; play with the animals in the Greenbelt Animal Shelter.

Laugh more.

Learn some good jokes (and share them); laugh at other people's jokes (even if less than uproariously funny); sing in the shower.

Learn things.

Learn a foreign language/ knitting/ new words/ new recipes/ a musical instrument/ pottery/ how to sew a "sock monkey" (look it up); re-read some of the books you were *supposed* to read in school (they're *totally different* now).

Plant...

... shade trees, sunflowers, French lavender, butterfly-attracting native plants, vegetables, hedges, ideas.

Explore...

...contra-dancing (Glen Echo); square-dancing (Beltsville); free classical music (Phillips Museum); the American Visionary Art Museum (Baltimore); next year's Utopia Film Festival; Artful Afternoon.

Give away unwanted stuff; hand-make holiday gifts; install a clothesline; drive less, bike more; declutter (closets, attic, junk drawer, soul)! Find the remote!

Slow down and live...

Get more sleep; turn off the TV/ computer/ cell-phone; reconnect with old acquaintances (and *be nice* when they reconnect with you); call Mom; read aloud; smile; eat, drink, and be merry (*Ecclesiastes viii.15*)! Seize the day (Horace, *Odes 1.11*)! Accentuate the positive (Johnny Mercer)!



Gardening In Small Spaces



Photos by Bill Wrigley, 60 Crescent Road

It's a Date : January/February 2010

Jan 1	New Year's Day - Offices Closed	
Jan 4	CAC Grief Support Group Member and Community Relations	7:00 pm 7:00 pm
Jan 12	Yard Line Ad-Hoc Committee	8:30 am
Jan 13	Architectural Review Committee Marketing Committee	7:30 pm 7:30 pm
Jan 14	Board Meeting	7:30 pm
Jan 18	Martin Luther King Day - Offices Closed	
Jan 20	Woodlands Committee N&E Committee	7:00 pm 7:30 pm
Jan 25	Communications Committee Coffee Social	7:00 pm 7:00 pm
Jan 27	Buildings Committee Companion Animal Committee	7:00 pm 7:30 pm
Jan 28	Board Meeting	7:30 pm
Feb 1	CAC Grief Support Group Member and Community Relations	7:00 pm 7:00 pm
Feb 2 & Feb 23	Yard Line Ad-Hoc Committee	8:30 am
Feb 10	Architectural Review Committee N&E Committee	7:30 pm 7:30 pm
Feb 11	Board Meeting	7:30 pm
Feb 15	Presidents' Day - Offices Closed	
Feb 17	Woodlands Committee N&E Committee	7:00 pm 7:30 pm
Feb 22	Communications Committee	7:00 pm
Feb 24	Buildings Committee Companion Animal Committee	7:00 pm 7:30 pm

Maintenance Department Notice:

Maintenance reception desk is **CLOSED** for lunch between 12:00 – 1:00 pm daily.

2010 GHI Maintenance Schedule

Jan-Sep	FiOS installation
Apr-Sep	Slate Roofs / Copper Gutters & Downspouts
May-Sep	Community Beautification Inspections
May-Aug	Trim Painting
May-Aug	Replace frame home porches
May-Jun	Spring Gutter Cleaning
May-Jun	Spring Concrete Repairs
Jun-Jul	Addition Roof Repairs
Jun-Jul	Concrete Porch Roof Repairs
Jul-Aug	Underground Utility Repairs
Jul-Sep	Parking Lot Repairs



2010 MONTHLY CO-OP FEE BREAKDOWN AND FORM 1098 FOR TAX RECORDS

In December 2009, a letter showing the monthly co-op fee breakdown for 2010 was mailed to members.

In January members will receive a colored sheet of paper (substitute 1098) indicating the amount of the real estate taxes paid in 2009. Please be sure to keep the substitute 1098 with your tax records. The Board of Directors authorized a \$10 charge for replacements.

If you have any questions, concerns, or comments, please contact the Finance Committee or the Finance Department at 301-474-4161.

COMMUNICATOR SUBMISSIONS:

Please submit information for the next issue to Brenda Lewis at blewis@greenbelthomes.net (do not submit to individual committee members).

January 20 is the due date for articles for the March/April 2010 issue.

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.

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 mgmtoffice@greenbelthomes.net or call 301-474-3635.