



Greenbelt Homes, Inc.

COMMUNICATOR

Bi-Monthly Publication of the Communications Committee

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INSIDE

President’s Message	2
Board Contact Information	2
Board Highlights	3
Crescent Road Boundary Line Update	4
Bright Ideas	4
Preparing for Future Rehab: Pilot Project	5
Weatherization Assistance Information	6
Who’s Who in GHI	6
GHI Election Schedule	7
It’s a Date	8
Maintenance Schedule	8

STEP UP TO THE PLATE AND NOMINATE – OR BE A CANDIDATE FOR GHI

BY: MARAT MOORE

What makes GHI such a strong and healthy cooperative? It’s the way we help each other – shoveling snow off sidewalks and from our neighbors’ cars, and the many ways members give back to this great community. GHI members volunteer for committees that organize picnics and floats, preserve our woodlands, put together a newsletter and website, staff information tables at local festivals, study our buildings and infrastructure, support our companion animals, pore over design proposals for additions, keep GHI finances healthy, and more.

An active volunteer base is the first step to a strong housing cooperative. The next step – for GHI members and the cooperative as a whole – is the election of a capable and committed Board of Directors, Audit Committee, and Nominations & Elections (N&E) Committee.

Sure, there are dedicated and talented people who have served on committees for many years, and some run for office. But GHI needs new leaders too – and an elected position is educational, fun, and rewarding.

The 2010 elections will be held at the GHI Annual Meeting, which is set for 7:30 p.m. on Wednesday, May 19. The first step for our N&E Committee is to seek a full slate of candidates for the Board of Directors (four open seats, two-year terms), Audit Committee (three open seats, one-year terms), and N&E Committee (five open seats, one-year terms).

Regarding the time commitment, N&E is least time-intensive, the Audit Committee takes more time, and the Board is the most time-intensive but offers the greatest opportunity to have a real impact on life in GHI.

Would you consider running for office? Do you know a neighbor or committee volunteer whom you would consider nominating? Review the election schedule on page 7 and the election insert of Frequently Asked Questions (FAQs) included with this issue for more details.

Any GHI member in good standing who is at least 21 years old may run for GHI office. It’s easy – just fill out the candidate consent-to-serve form and return it to an N&E committee member or to the GHI office by Friday, May 7. The complete Candidate Packet is available at the GHI office or online at www.ghi.coop (click on “Elections”).

For more information contact an N&E member: Kathleen Gallagher, chair, gallagher.k@verizon.net, 301-345-6354; Ginny Jones, ginnyrjones@gmail.com; and Marat Moore, 240-475-7617.



Community Beautification Starts May 17

Herb Jackson, GHI’s community beautification inspector, says the annual community beautification program will **begin on Monday, May 17**. Refer to the insert in the middle of this issue or visit www.ghi.coop/community/ for more information.



Have an idea for a story?

Send GHI your story ideas. See page 8 for submission information.

PRESIDENT'S MESSAGE

BY SUZETTE AGANS

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

Since becoming president, I have been visiting each committee and I am in awe of what I have learned. Committee members and friends of committees are significantly contributing to GHI by helping in a variety of ways. These include marketing our homes and GHI, helping our companion animals, and hosting wonderful events such as the House and Garden Tour, the Open House, and the annual picnic.

GHI volunteers are researching to help all of us determine the next steps to upgrade or rehab our homes, as well as organizing fun things like bird walks and welcoming new members to ensure that they get information about their new community. And of course volunteers are writing, editing, and producing this newsletter.

Think about a GHI without the events, research, planning, and hard work – we would all be poorer for it as the richness of GHI, both financial and social, would be lost.

A very big “Thank You” to *every* GHI committee member, volunteer, court liaison, and the myriad of members who help make GHI and Greenbelt a marvelous place to live, play, and work. Please take a moment this next month to say “thanks” to a GHI volunteer.

Most cooperatively yours,

Suzette M. Agans



Watch for Your 2010 Census Form in March

Participating in the 2010 Census is easy, important, and safe. You will be asked only ten questions, but your participation is important. The information that you give will help decide such things as funding for social services, transportation, schools, and local planning decisions, and it will help to determine boundaries for state and local legislative and congressional districts. By law the U.S. Census Bureau cannot share respondents' answers with anyone, including other federal agencies and law enforcement entities.

Let's set ourselves a target that *every person in GHI* will be counted in this year's census. We won't get another chance for ten years!
Go to www.2010census.gov for more information.

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 at 7:30 pm, except during the summer when meetings are held once a month. Please check the calendar on page 8 or the GHI website for details. With the exception of executive sessions, all meetings are open to the membership.

During November and December 2009, the Board took the following actions:

Policies

- Approved continuation of the yard line project and directed the committee to continue meeting every 2–4 weeks, as appropriate, until all 1,600 yards have been reviewed and plats have been certified by the Board of Directors.
- Approved proposed changes to the *Members' Handbook*: Materials Rules and Placement of HVAC.

Exceptions to Regulations

- Allowed retention of an unpermitted and oversized privacy screen at 7 Woodland Way.
- Approved a three-season garden-side porch at 6P Plateau Place.
- Tabled the request for a proposed shed at 2D Southway.
- Approved allowing construction plans to be developed for a proposed garden-side addition at 2C Northway without the consent of the 2D Northway neighbor.
- Rejected a request for a waiver of the 10 percent administrative fee charged to members who are granted permission to sublease their unit.
- Allowed an unpermitted oversized shed at 8M Southway to remain in place until June 1, 2010.
- Approved an unpermitted shed at 20C Ridge Road.
- Approved a bay window placement at 8B Plateau Place.

Contracts Authorized

- To renovate 10-K Plateau Place, Maxwell Painting & Wall Covering Company, \$21,725.

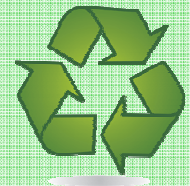
Other Items

- Approved the 2010 operating budget of \$8,415,506, with depreciation on members' homes of \$503,508.
- Approved 24 new memberships.
- Approved yard plats at 1, 3, 5, and 7 Woodland Way; 2 and 4 Gardenway; and 27 and 28 Ridge Road.
- Approved \$170 for the Buildings Committee to conduct a winterization seminar.
- Set May 19 and 20, 2010, for the Annual Meeting and elections.

GHI BEATS RECYCLING GOAL

BY MATT BERRES, MANAGER,
MAINTENANCE OPERATIONS

In 2009, GHI exceeded its waste reduction goal by recycling 51 percent of waste generated from administrative and maintenance operations. In total, staff efforts diverted 69.5 tons of recyclable materials from the landfill—40 percent more by weight compared to 2008. Staff efforts also reduced total trash by 14 tons or 17 percent from 2008 levels.



Recycling efforts also saved GHI money. Total trash disposal costs were down 3.9 percent. Recycling costs were also down 3.5 percent, thanks to increased metal recycling, which generates revenue. In 2010, GHI will be implementing construction debris recycling. This should further push down costs and dramatically boost recycling rates.

CRESCENT ROAD BOUNDARY LINE UPDATE

BY GHI TECHNICAL SERVICES DEPT.

Recently, GHI and the City of Greenbelt staff have been working diligently on the issue of the city's right-of-way overlapping eight end yards and houses from 56 to 62 Crescent Road (between Gardenway and Eastway). There are approximately 140 instances where traditional GHI yards fall outside GHI property lines. Because the boundary line of GHI-owned parcel Q goes through the middle of six of the eight homes, these cases are the most extreme examples of traditional GHI yards extending beyond parcel boundary lines.



In July, City Council members agreed that the city would address the right-of-way issue. By the end of 2009, city staff reported on issues related to vacating the city's right-of-way. Two possible locations for the new boundary outside GHI homes were proposed; both are measured from the existing curb:

- A boundary approximately 7 to 8 feet from the curb would place the right-of-way outside GHI members' "traditional" yards in the eight end yards mentioned above.
- A boundary approximately 13 feet from the curb would place the right-of-way outside most of the "traditional" yards and occupy only the furthest sections of those few yards that were affected. This new line would be located about 1 foot behind the closest of the seven utility poles along this section of Crescent.

GHI and city officials have had preliminary discussions with PEPCO regarding its interests in the relocation, and PEPCO has indicated a preference for the second plan with the boundary line behind the poles, as this would leave them in the right-of-way. It would still be necessary to grant PEPCO an easement for the guywires and anchors to the poles, which extend further into the affected courts.

GHI and city staff have staked the location of the proposed boundary line at 13½ feet from the curb, and provided marked-up yard plats for GHI member feedback. The first option of a boundary 7 feet from the curb, which places the utility poles on GHI property, would not be acceptable to PEPCO because of the considerable expense of relocating the poles into the right-of-way. A second work session with the city will be scheduled in the near future to move forward with the process.

BRIGHT IDEAS

BY SYLVIA LEWIS

Member Marjorie Gray asked, "Wouldn't it be less costly and wasteful to purchase DampRid in bulk or at least in refill bags instead of in separate plastic containers?" Yes, it would, Marjorie, and your proposal is being implemented. Great idea!



Melvin Williams, GHI's purchasing agent, wants Marjorie and all GHI members to know that the GHI warehouse is now stocking bulk quantities of crystals to refill DampRid moisture absorber canisters. Individual canisters have been available for member use for years. Now members can bring empty canisters back to the warehouse for refilling. "This suggestion will save GHI money and help reduce waste," he says. If you have questions, stop by the warehouse and see Melvin.

To submit a "Bright Idea" call 301-474-3635 or e-mail Sylvia Lewis at revs.lew@verizon.net or mngmtoffice@greenbelthomes.net

Call for New Court Liaisons

GHI members who are interested in serving as Court Liaisons contact Joan Krob at the GHI office at 301-474-4161, ext. 138. The Court Liaisons facilitate communication, encourage a sense of community, and coordinate activities within a court or group of courts. Court Liaisons should be friendly and interested in meeting neighbors. After the big snows this winter, we need to keep in touch with each other, and we're hoping to expand our network of Court Liaisons, a program initiated by the Member and Community Relations Committee.

PREPARING FOR FUTURE REHAB: A PILOT PROJECT

BY SUZETTE AGANS, GHI PRESIDENT



The Board of Directors would like to update you on our progress in preparing for a potential rehabilitation to our homes. The Buildings Committee has been charged with developing a recommendation for the Board, and has set a goal to deliver a recommendation for a pilot project in GHI to the Board. The recommendation this spring or summer will include a package of treatments or upgrades for each home, including insulation upgrades, reduction of air filtration, siding/surface treatments, crawl space actions, and heating/cooling/ventilation options. In making the recommendations, the Committee (and the Board) will look at costs, member comfort, and maintenance requirements, among other considerations.

The pilot project will be used to test improvements to each different type of GHI home to measure the effects of recommended upgrades and see what the implementation hurdles may be. To be effective, the pilot project (which is likely to focus on a small group of homes, perhaps one group of four homes for each of the brick, block, and frame types) should run for a year or two. The results of the pilot project will be considered in the recommendations for a potential GHI wide rehab, which may begin around 2014. To minimize disruption to members, the main rehabilitation will include previously scheduled replacement of some items, such as water pipes and windows.

Members will vote on any GHI-wide rehab recommendations before the program starts. GHI and the Board will need members' help in informing the community about the pilot and the potential rehab. As we progress, other skills may be needed as well. Tokey Boswell is the Board Liaison to the Buildings Committee, and Jim Cohen is the chair. Assistant General Manager Eldon Ralph is the GHI management team member working with the committee. Their contact information is provided below. If you can help with community outreach and education efforts please contact Jim, Tokey, or Eldon.

There will be a discussion of the process at this year's GHI annual membership meeting in May. More details are available at Buildings Committee meetings every fourth Wednesday of the month in the GHI Board Room, at 7pm.



Contact Information:

Jim Cohen, Chair, Buildings Committee

jimcohen@umd.edu

Tokey Boswell, Board Liaison to Buildings Committee

tokeyray@netscape.net, 319-331-2144

Eldon Ralph, Assistant General Manager

eralph@greenbelthomes.net, 301-474-4161 ext 128

WEATHERIZATION ASSISTANCE AVAILABLE TO ELIGIBLE GHI MEMBERS

The Weatherization Assistance Program (WAP), operated by the Special Loans Program of the Department of Housing and Community Development, helps eligible low-income households with the installation of energy conservation materials in their dwellings. These measures reduce energy consumption and home maintenance costs. Funding is provided by the U.S. Department of Energy along with Baltimore Gas and Electric (BGE) and Washington Gas utility companies.

Owner applicants must be income eligible (see GHI website) and able to prove GHI membership status. Priority is given to homeowners who are elderly, have disabilities, have children, and/or have the highest energy consumption.

Once eligibility is confirmed, C&O Conservation, Inc., will schedule an energy audit inspection. If the existing condition of the dwelling permits, the program may provide the following treatments to make the unit more energy efficient:

- Blower door air infiltration reduction
- Insulation in the attic, floors, and walls
- Hot water system improvements
- Lighting retrofit
- Furnace cleaning/tuning, safety repairs, burner retrofit or replacement
- Health and safety items

For more information on 2009 Income Eligibility Limits, visit www.ghi.coop. Interested persons may apply to C&O Conservation, Inc. Call toll-free at 877-313-9337.

THE WOODLANDS COMMITTEE: WE WALK THE TALK!

BY KATHIE JARVA

You've heard of us before and you've seen us — even received a free plant — at the Annual Meetings. Have you ever joined us on a bird walk or a forest cleanup, come to a committee meeting, or just pulled a weed? You don't have to do everything we do, but if you care about keeping Greenbelt green for a long time to come, do join us at least now and then. It's fun and it's worthwhile.



Our committee includes ornithologists, engineers, horticulturalists, bird watchers, gardeners, hikers, naturalists, and just plain folks. We meet every month on the third

Wednesday at 7 p.m. at the GHI office, and we have a workday on the following Saturday every month starting at 9 a.m., which also takes place at the GHI office. All members are welcome to participate.

Over the last year, members of the Woodlands Committee and a number of other interested GHI residents have cleaned up parts of the GHI woodland trails, making them more accessible by removing downed trees and tangles of invasive plants, correcting erosion, and adding wood chips. We've built, installed, and monitored several bluebird houses with more to come this spring--monitoring bluebirds is another way nearby residents can help.

Getting out into the woods is a great way to revive your spirits, and doing it with some knowledgeable people makes it even more fun and informative. And on top of that personal benefit, it really does make a positive difference in the future of our woods and our quality of life in Greenbelt and GHI.

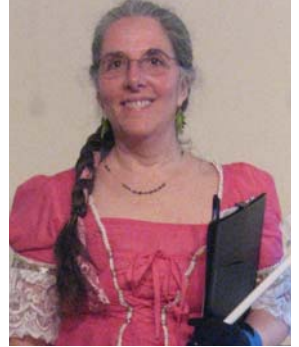
Kathie Jarva is a gardener and just plain folk.



WHO'S WHO IN GHI: MEMBER LORE ROSENTHAL

BY ROBIN EVERLY

Lore Rosenthal is a fairly new GHI member, but you wouldn't know that from her level of commitment to our community.



Some people take many years to get as deeply involved in GHI and the city as Lore has in her two short years in Greenbelt. She lives and breathes her belief that "an individual can make a difference." Her causes focus on sustainability — food, local resilience, and energy efficiency, but also bringing a sense of community to the place you call home.

Within Greenbelt, Lore volunteers for organizations that promote these values such as the Greenbelt Climate Action Network (GCAN), Transition Greenbelt, and Greenbelt Neighbors Alliance, a group which advocates for unifying the West, Center, and East sections of the city. Within GHI, she has been "a friend of" the Sustainable Design and Practices (SDP) and Buildings Committee and has attended their meetings. Lore marched in last year's Labor Day parade with the "Greenbelt Sun-Dried Garmenture Society," which featured a green energy message. Like many new members who embrace GHI, she has brought fresh ideas to her court. Last summer, she suggested to her Court Liaison that they have a picnic and helped organize a potluck in her Gardenway Court. The picnic was a huge success.

For several years, Lore has been a regional coordinator with Simplicity Matters Earth Institute, which conducts discussion circles to help people simplify their lifestyle. This activity goes well with her commitment to sustainability and community-based education. She also has worked as an educator, first as a teacher of the deaf for 15 years and currently as a sign language interpreter.

Lore shares her values and life with her partner of 10 years, Michael Hartman. GHI is lucky to have their commitment and energy in our cooperative. It makes GHI and Greenbelt a much better place.

Nominations & Elections Committee

GHI ELECTION SCHEDULE

Annual Meeting and Election—Wednesday, May 19, 2010, 7:30 p.m.

Voting Continues—Thursday, May 20, 7-10 a.m. and 5-8 p.m.

Sunday April 4	Members place items to censure or remove a member of the Board or an elected committee on the annual meeting agenda by petition submitted to Board Secretary Ed James at the GHI management office by 5 p.m. Thursday, April 1 or at 56D Crescent Road by April 4. (GHI offices are closed on Friday, April 2.)
Wednesday April 14	Members place items for a specific proposition on the agenda by petition submitted to Board Secretary Ed James at the GHI management office or 56-D Crescent Road.
Friday, April 30 through Sunday, May 9	GHI management office mails annual meeting notice and agenda to all GHI members, including any proposed actions received in petitions, as well as the rationale for proposed actions.
Friday, May 7 by 5 p.m.	To run for office, candidates file consent-to-serve forms ("consent forms") with GHI management office or an N&E Committee member.
Friday, May 7	N&E Committee submits a list of nominated candidates for all elective offices to the Board secretary for immediate publication/posting.
Monday, May 10 by 12 noon	Candidates who filed by May 7 without submitting a biographical sketch (150-word maximum) for publication by GHI in the <i>Greenbelt News Review</i> may submit it to the GHI management office or an N&E member.
Wednesday, May 12 by 5 p.m.	For any additional candidates to have their names placed on the official ballot, nomination must be made by written petition with at least 10 member signatures, together with a consent form executed by the nominee, to be filed at the GHI management office or submitted to Board Secretary Ed James (56-D Crescent Road).
Friday, May 14	Members submit official voting proxy forms to GHI management office by 5 p.m. on Thursday, May 13, or to Board Secretary Ed James (56-D Crescent Road) by Friday, May 14. (GHI offices are closed on May 14.)
Friday, May 14 7:30 p.m.	Candidate Forum: All candidates for Board or Audit Committee give statements and answer questions posed by GHI members in the City Council Room of the Greenbelt Municipal Building.
12 noon, Thursday, May 13 until 12 noon, Tuesday, May 18	Pick up applications for absentee ballots from GHI Director of Member Services Joan Krob at GHI management office.
Tuesday, May 18 by 5 p.m.	Return absentee ballots to Director of Member Services Joan Krob at GHI management office.
Wednesday, May 19 7:30 p.m.	Annual Membership Meeting, Community Center gym. Check-in starts at 7 p.m. Attendees elect new N&E Committee during the meeting.
Wednesday, May 19 after meeting recess	Members cast ballots for Board of Directors and Audit Committee seats immediately after annual meeting is recessed.
Thursday, May 20 7-10 a.m. and 5-8 p.m.	Polls are open at the GHI Board room to vote for Board and Audit Committee candidates. Votes will be counted Thursday night and election results will be posted at the GHI office and on Greenbelters Yahoo group late Thursday night, and at the Co-op supermarket on Friday morning.

It's a Date : March/April 2010

Mar 1	Companion Animal Grief Support Group	7pm
Mar 2	Member & Community Relations Committee	7pm
Mar 3	Realtors/Lenders Meeting Nominations & Elections Committee	7pm 7:30 pm
Mar 9	Pre-purchase Orientation	7:15pm
Mar 10	Architectural Review Committee Marketing Committee	7:30 pm 7:30 pm
Mar 11	Board Meeting	7:30 pm
Mar 15	Communications Committee	7pm
Mar 16	Yard Line Ad-Hoc Committee	8:30 am
Mar 17	Woodlands Committee Nominations & Elections Committee	7pm 7:30 pm
Mar 18	Investment Committee Finance Committee	6:45 pm 7:30 pm
Mar 24	Buildings Committee Marketing Committee	7pm 7:30 pm
Mar 25	Board Meeting	7:30 pm
Mar 27	Pre-purchase Orientation	11am
Mar 31	Companion Animal Committee	7:30 pm
Apr 5	Companion Animal Grief Support Group	7pm
Apr 6	Yard Line Ad-Hoc Committee Member & Community Relations Committee	8:30 am 7pm
Apr 8	Board Meeting	7:30 pm
Apr 10	Pre-purchase Orientation	11am
Apr 14	Architectural Review Committee Marketing Committee	7:30 pm 7:30 pm
Apr 15	Investment Committee Finance Committee	6:45 pm 7:30 pm
Apr 18	Volunteer Appreciation Luncheon	12 noon to 2:30pm
Apr 19	Communications Committee Pre-Purchase Orientation	7pm 7:15pm
Apr 21	Woodlands Committee Nominations & Elections Committee	7pm 7:30 pm
Apr 22	Board Meeting	7:30 pm
Apr 27	Yard Line Ad-Hoc Committee	8:30 am
Apr 28	Buildings Committee Companion Animal Committee	7pm 7:30 pm

COMMUNICATOR SUBMISSIONS

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

**March 20 is the due date for
articles for the May/June 2010 issue.**

2010 GHI Maintenance Schedule

Jan-Sep	Verizon FiOS installation
Apr-Sep	Slate Roofs / Copper Gutters & Downspout [34 & 35] at 7 Ct. Crescent (C-F, J-K), 2 Ct. Gardenway (G-K), 2 Ct. Hillside (A-B), 6 Ct. Ridge (G-H, L-M, S-T), 13 Ct. Ridge (J-M, S-V), and 14 Ct. Ridge (A-D, W-Z).
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 at 12 Ct. Ridge, 69 Ct. Ridge, and 2 Ct. Research
Sept-Oct	GDC garage door replacement
Oct-Nov	Fall concrete repairs
Nov-Dec	Fall gutter cleaning

Maintenance Department Notice:

Maintenance reception desk is **CLOSED** for lunch between noon and 1 pm daily.

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

SPECIAL THANKS FROM GHI STAFF

On behalf of the GHI Snow Removal Teams, Matt Berres would like to say a **big** thank you to all the members who provided assistance and displayed their cooperative spirit in assisting GHI staff to deal with the historic back-to-back snows in February. The help with honoring emergency parking plans, shuffling of cars, shoveling of walks, cooking of food for snow removal staff, and general good spirits was very welcome. It was a lot of hard work, and your kindness and patience made it so much more tolerable. A special thanks to the many cooks and bakers, including Jennette, Melanie, Sylvia, John, Barbara, Melissa, Natalie, Pat, Errol, Anne, and Dana. Suzette did a great job coordinating and encouraging members to whip up goodies.

