



OPTIONAL HIP IMPROVEMENT: DIGITAL THERMOSTAT

By Jenny Moser Jurling and Joseph Wiehagen

When GHI homes got electric baseboard heaters (EBBH) over 30 years ago, the standard thermostats available couldn't set heating temperatures to specific levels.

During the HIP, all EBBH will be replaced and have already been paid for in the Replacement Reserve Fund. Members can purchase optional digital thermostats to control the EBBHs more easily and to report the room temperature more accurately. Otherwise, members will continue controlling their baseboard heaters with their existing standard thermostats (either a wall type with numbered tick marks or the non-numbered thermostat within the dial on each baseboard heater itself). The HIP thermostat option consists of a wireless programmable digital thermostat to control the first-floor heaters, plus a separate nonprogrammable digital thermostat for each upstairs bedroom. Members cannot get digital thermostats for only some rooms.

The first floor digital thermostat unit uses wireless technology to control modules that attach to each baseboard heater. All EBBH on the first floor are controlled together. Individual first-floor EBBH cannot be controlled separately, but they can be turned off.

Depending on the number of first-floor EBBH and the number of bedrooms, the cost for a whole-house setup ranges from \$700 to over \$1,700.



Wireless programmable thermostat

Members can purchase three optional accessories for the first-floor digital thermostats: an outdoor sensor that lets the thermostat display the outdoor temperature and humidity; a portable handheld controller; and/or an Internet-linked device that lets members control the thermostat via smartphones, tablets, or computers.

The wireless digital thermostat is manually programmed to control specific EBBH and cannot affect other wireless EBBH in adjoining homes. The thermostat doesn't control the HIP optional heat pump system (which includes its own wireless thermostat control). Members who buy the heat pump should use the less-efficient EBBH for backup, only when temperatures are so cold that the heat pump can't work. If members buy both the heat pump and the digital thermostats, then while the heat pump runs, they should turn the thermostats/EBBH off, or set them much lower than the heat pump's setting. Then, the heat pump will do most of the heating.

Some GHI Pilot Program members provided mixed reviews of the thermostats, ranging from disappointed to mostly pleased.

Will the cost savings result in a positive payback over the life of the thermostat? That depends. The thermostat is only a tool to make it easier to adjust EBBH to minimize energy use, which (for the most part) members could have done manually before. Energy/cost savings depend entirely on the member's energy-efficient heating habits (turning heaters off or low when away, and keeping the house moderately warm when home). If members keep the house warm enough to wear T-shirts in January, they won't save any money.

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The programmable first-floor thermostat lets members schedule both a temperature setting and a time period. This automates the task of turning heat down when members leave and up when they're home, or turning heat down in the living area while they sleep. Each bedroom's non-programmable digital thermostat can be turned off to save energy. The first-floor thermostat is battery-powered and retains settings when the battery is changed. The wired digital thermostats retain the temperature setpoint, even after power outages.

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Greenbelt Homes



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TASK FORCE REPORTS ON PRESERVING HISTORIC GREENBELT

By Aaron Marcavitch

Recently, a task force appointed by the Board of Directors worked to draft the "Report of the Ad-Hoc Historic Preservation Task Force." The report contains six goals for the cooperative to consider now that the community has met and surpassed a level of historic significance. The full report can be found on the GHI website.

The report highlights the need for members to educate each other about historic preservation. Our community is home. We love our homes and want to make them special. When someone talks about historic preservation, some expect a government bureaucrat telling us what color to paint our doors. Many will toss out the words "national register" or "historic district" and suggest that these will ensure we cannot change our homes. Nothing within this report seeks such a solution. Instead, the report seeks to protect "character-defining features" and find strategies to ensure our homes are protected for the future.

The report laid out the *significance* of Greenbelt. When historic preservationists talk about significance, they mean the importance of the building or community to the history of the region, state, or nation. In Greenbelt's case, the significance is to the nation as a whole. Greenbelt is one of three such communities and only one of a handful of similar places in the world. Additionally, because our cooperative has been so diligent, our community retains many *character-defining features* that make the community so significant. Character-defining features are the elements that, when taken as a whole, form the most important parts of the architecture or community. Such features in Greenbelt include our common spaces, our architectural forms, and details such as the dentils (quarter round blocks) above door or the "speed lines" (the brick coursing on each of the brick and block homes). When those features are removed or hidden, such as by adding vinyl siding to a block home, the community loses some of the character.

The report produced by the Task Force is a major start to finding solutions to preserve our community through education, preservation of character features, seeking funding, and mixing sustainability with preservation.

Update to the Members' Handbook

Section X.K.4. Central Units and Ductless Split Systems has been updated. Please remove pages identified as 63d-13/ 63e-15 and replace it with insert 63d-13/ 63e-16.

Section XVI Occupancy Criteria, paragraph F has been updated. Please remove pages identified as 73-14/73a-14 and replace it with insert 73-16/73a-16.

WHAT'S HAPPENING

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

August

2	7:30 pm	Storm Water Management Taskforce
4	7:30 pm	Board Meeting
6	11:00 am	Pre Purchase Orientation
9	8:30 am	Yard Lines Committee
9	7:00 pm	New Member Social (<i>GHI Boardroom</i>)
9	7:30 pm	Legislative & Gov't Affairs Committee
10	7:30 pm	Architectural Review Committee
11	7:00 pm	Finance Committee
12	- -	OFFICE CLOSED
15	7:00 pm	Communications Committee
16	7:30 pm	Companion Animal Committee
16	7:00 pm	Audit Committee
17	7:00 pm	Woodlands Committee
18	7:00 pm	Board Meeting
18	8:00 pm	Board/Finance Preliminary Budget 2017
22	7:00 pm	Pre Purchase Orientation
24	7:00 pm	Buildings Committee
26	- -	OFFICE CLOSED

Call 301-474-6011 for emergency maintenance outside of normal hours or when GHI is closed.

Member Announcements

August is Fire Awareness Month in GHI

In 2014, GHI began implementing a program to install new sealed, lithium battery smoke detectors in all GHI homes to comply with state laws which had been recently enacted. These smoke detectors have a 10 year life and are no charge to members! If you have not received your smoke detectors, contact staff at 301-474-6011 to schedule the installation.

Find GHI Boundary Markers to Help the Woodlands Committee

The Woodlands Committee wants to identify precise boundaries of GHI land vs. City land in the wooded areas. They're seeking boundary markers, which are sunken concrete posts of 5x5 inches, or concrete-filled metal pipes. If you find one, please share its location (and pictures if possible) with Mike Chesnes at



mchesnes@hotmail.com. For more information, visit <http://ghi.coop/content/boundary-markers-have-you-seen-one>.