

No.	Category	(Comments/Questions)	GHI Responses
1	HIP/Asbestos Remediation	Can photos of crawl space improvements be posted on the GHI website so members can see the results?	Photos of crawlspace improvements have been posted on GHI's website.
2		How to request dehumidifier for crawl space? Improvements in crawl space have caused moisture & odor coming from the exhaust fan.	During the period between the removal of old vapor barriers and installation of new ones over the soil in the crawlspaces, water vapor from the soil may have resulted in higher humidity levels and soil gas odors within the crawlspaces. The new vapor barriers will suppress the water vapor and soil gas odors. For the frame homes, each improved crawlspace is semi-conditioned i.e. the original vent openings were closed and an exhaust fan was installed. The exhaust fan will extract air from the crawlspace to the atmosphere outside; hence the humidity level will be lower in the warm months, as compared to the humidity level in the original crawlspace. It is not necessary to install a dehumidifier in the crawlspace.
3		(Not a question-A-Huge THANK YOU!!) From a newish member whose court had already gone through HIP when I bought. THANK you for the opportunity to get some of those HIP options to the staff, board or membership whose idea this was, a decision truly with members in mind. Plus Joe Wiehagen rocks!!!	Thank you for the comment.
4		As a 2019 HIP participant, I want to emphasize how amazing both GHI staff and the contractors were. There were incredibly competent and efficient, and paid attention to every detail!!!	Thank you for the comment.
5		How is the replacement reserve amount in the co-op monthly fee determined?	GHI hires a qualified reserve advisor every 5 years to calculate the contributions members should make to the replacement reserves program, for the future replacement of major components e.g. roofs, siding, doors, windows etc. based on estimates of their service lives, replacement costs and rate of inflation. The reserve advisor does an analysis for each of the three home groups.

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6	Financial	If we are looking for new revenue streams, have we considered playing to our strength of property management and purchasing property to manage? This would also, give us more control of the long-term development that occurs around GHI.	Yes, on three occasions over the past 10 years, GHI considered purchasing apartment properties in Old Greenbelt that were on the market. However, the purchases did not materialize.
7		Does Old Greenbelt receive any financial assistance from the City of Greenbelt, the state of MD or from the federal gov't?	In the past, GHI has received a few financial grants, e.g. a few years ago, we received a grant from the U.S. Department of Energy that enabled the Homes Innovation Research Labs (a subsidiary of the National Association of home Builders) to assist GHI in designing and implementing a pilot program to ascertain the feasibility of several proposed home improvements. Based on the results of the pilot program, GHI was able to establish the scope of the Homes Improvement Program that is currently underway. Also, in 2018, GHI received a grant in the amount of \$101,000 from Prince George's County to undertake a storm drainage remediation project at 20 Court Ridge Rd.
8		The renovation fee went up higher this year. May have been \$19 higher. Why so high?	It is difficult to respond without further details. We invite you to visit the GHI Finance Office to discuss this matter..
9		On pg. 2 of the President's Budget Letter (bottom of page), it was mentioned that the masonry homes' contingency reserve funds were being replenished. What depleted them? (Was it also the asbestos remediation, as was mentioned for frames?)	Yes, the contingency fund for masonry homes was utilized to finance the removal of asbestos materials from the crawlspaces.
10		What is the state of water pipes WSSC wanted to replace in general?	WSSC proposes to replace the original underground water supply and sewer main pipes for masonry homes. These pipes are over 80 years old and have reached the end of their estimated useful life.
11		Is GHI's negotiating position with WSSC the same? To not agree to move the meters and encasing pipes?	GHI's position remains the same i.e. WSSC should abide with the terms of a 1958 tri-partite agreement that it signed with GHI and the City of Greenbelt and take responsibility for the future maintenance and replacement of all new water supply pipes and meters that it installs, up to the point where the existing meters are located i.e. five feet away from the homes. GHI and WSSC previously came to an understanding that encasing the pipes is not a viable option.

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12	Pipe Repairs	What is the status of the in-unit water and wastewater piping replacement?	Sraff recently obtained bids from consultants to conduct an inspection of a sample of GHI frame and masonry units this year to determine the extent, degree, and type of pipe deterioration, including corrosion and/or occlusion and also submit a written report on pipe rehabilitation options available to GHI with cost estimates. GHI's Board of Directors will review the bids shortly.
13		Why would GHI wish to re-negotiate the terms and conditions of the existing contract?	GHI does not wish to re-negotiate the existing agreement. As stated above in the response to question #11, GHI desires WSSC to abide with the terms of an existing 1958 agreement.
14		4 Court Southway had underground pipes replaced. Will WSSC come again and dig up our yards etc.?	WSSC has not replaced the original water supply pipes and sewer mains at 4 Court Southway, hence these pipes will need to be replaced in the future. In the past, GHI has replaced defective lateral sewer pipes connected to some homes in 4 Court Southway.
15		Does GHI's Contract with WSSC and the City of Greenbelt (Circle 1957) have an expiration date? If the contract has no expiration date, is GHI compelled to negotiate a new contract with NSSC & the City of Greenbelt?	There is no expiration date. GHI is not compelled to negotiate a new contract if the terms of a new contract are unfavorable to our housing cooperative.
16	Tree Maintenance	Does the new tree maintenance contract mean that our tree maintenance waiting list will be handled more quickly?	Not necessarily. For every tree maintenance request that the maintenance department receives, an inspection is done and a hazard rating on a scale of 1-12 is assigned. Trees with the highest hazard ratings are trimmed or removed first.
17		A study or studies or tree management were done for Greenbelt and /or GHI with the late 1990s or early 2000s?	Not aware of the study. We have a program in place whereby an arborist inspects trees in open common areas and in woodlands adjacent to GHI homes and neighboring communities to ascertain tree hazards. We rely on members to notify the maintenance department of defects on trees in their yards.
18		Has GHI given any thought to using a general management program in addition to the usual trim and cut and cut as needed procedures?	Based on the advice of our consulting arborist, fertilizer is applied to a few trees every year. Approximately, 3 years ago, Pepco planted 90 trees to replace ones that they had removed during a vegetation management project. Periodically, staff purchases trees from the Maryland Treemendous Program for planting in common areas.
19		Is there material available to read for the Dec 17 meeting on Conservation Zone?	A draft of the Neighborhood Conservation Zone that GHI has proposed, can be viewed on GHI's website.

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20	General Questions	What positions receive the average 3% performance merit increase.	Salary increases for individual employees are based on their performance evaluations. For example, some employees may obtain a salary increase of 2% and a few may a 4% increase based on their performance. However, the overall average annual increase for 2020 is 3%.
21		Water Management: How will the Bureau of Printing & Engraving affect our Water Management Program? Will GHI be in conversation with that agency about the Chesapeake Bay Contamination?	GHI's Board of Directors has not discussed or taken a position on this matter at this time.
22		Do we have a program of scheduled inspections and maintenance of crawlspaces?	Yes, for the improved crawlspaces, the frequency of inspections is once yearly for masonry units and twice yearly for frame units.
23		How often have we historically used our insurance?	Approximately one to five claims are reported each year.
24		Do we have metrics on the effectiveness of maintenance services in avoiding significant repair needs?	The Board has approved a list of types of work order requests that constitute an emergency and could result in damage to property or pose a danger to the health or safety of a member. Staff is obligated to respond as soon as possible the same day, to such work order requests. The Maintenance Department also has a preventive maintenance program for components such as roofs, HVAC units, crawlspaces. The Director, Maintenance and Assistant Manager are responsible for reviewing work order performance reports to monitor the effectiveness of the maintenance department in providing these services.
25		<p>Beautification question</p> <p>Can those of us who have had their inspections always in late August, now be switched to early May? I feel as if all summer I am on high alert awaiting the inspector's</p>	At present, one staff member is assigned to perform inspections. When staff resources permit, other trained staff members are reassigned to expedite the inspection process.
26		Will owners of yards or whatever that encroach on public right of ways be required to retreat off or away from those public right of ways?	No. The Memorandum of Understanding between the City of Greenbelt and GHI allows members to continue using sections of their yards that encroach on public rights of way.