



June 2018

# Communicator

GREENBELT HOMES, INC. | A PUBLICATION OF THE COMMUNICATIONS COMMITTEE

## Solar Power, Woodlands at Center of GHI Annual Meeting

by Jenny Moser Jurling

The membership of GHI met on Thursday, May 10, 2018 to elect new officers and to address issues relating to solar power for the GHI administration building and protection of the GHI woodlands.

### Officer Elections

Four Board of Directors positions were up for election, and only four candidates ran. Tami Watkins will join incumbents Stephen Holland, Stefan Brodd, and Ed James on the GHI Board. With no need for true campaign speeches, Brodd used his allotted time to encourage GHI members to “make GHI a great place to work” by showing their appreciation to staff.

Henry Haslinger, Molly Lester, and Carol Griffith were elected to the Audit Committee, which provides oversight to the GHI Board. Deborah McKinley and Diana McFadden also ran. Haslinger and Lester both have prior experience on the Audit Committee. Griffith is the current co-chair of the Communications Committee.

Alex Barnes, Theresa Henderson, Tom Jones, Therese Kucera, and Mary Salemme were elected to the Nominations & Elections Committee.

### Motion Decisions

The Board presented motions that would authorize them to buy a \$280,000 solar panel system for the GHI administration building or to get a Power Purchase Agreement for solar panels in-



stalled here but owned by an outside company. The Agreement option would involve no up-front cost, but GHI would enter a contract to buy the power produced by these panels. Beyond environmental benefit, either option would save GHI money, compared to PEPCO rates. Before either could be discussed, the membership had to address a member petition to postpone consideration of solar power until after the asbestos remediation in the frame homes’ crawlspaces is complete.

A meeting attendee requested GHI General Manager Eldon Ralph’s opinion. Ralph stated that \$280,000 is only about 2% of GHI’s annual budget, and that he thinks the staff could easily handle solar panel installation among their other priorities.

This member petition was voted down.

GHI Board President Steve Skolnik stated that the Board would not include solar panels in the replacement reserves costs to members, because technology may change vastly over the panels’ 25-30-year life.

The membership approved both motions. The Board may now decide whether to purchase or lease the solar panels. Members who prefer one or the other

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### 2018/2019 BOARD of DIRECTORS’ OFFICERS

**Steve Skolnik**  
President

president@ghi.coop  
301-503-0815

**Stefan Brodd**  
Vice Pres.

vicepresident@ghi.coop  
301-474-3183

**Chuck Hess**  
Treasurer

treasurer@ghi.coop  
301-474-3670

**Ed James**  
Secretary

secretary@ghi.coop  
301-345-8479



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are encouraged to attend Board meetings to share their views.

Next, another member petition proposed a formal GHI policy mandating that no buildings or permanent roads be constructed in the GHI woodlands, in the wake of potential zoning rewrites from Prince George's County. Skolnik stated that the current Forest Conservation Management Agreement with the state of Maryland would overrule the County, and that the County could overrule the GHI policy.

This petition was passed, after energetic debate and a close vote that required the N&E Committee to count voting cards individually.

## Dog Etiquette for Members with and without Dogs

by Kris White, Companion Animal Committee

The arrival of warmer weather means many more GHI members, with and without dogs, will be outside walking around our community. Also, dogs will be spending more time in their yards. So that everyone can enjoy GHI's outdoor spaces, members with and without dogs can support each other by learning some basic pet etiquette.

Some members' dogs may race or lunge at the fence line of their yards as people pass by, barking loudly and sounding very menacing. The more these dogs are allowed to practice these unwanted behaviors, the more entrenched these behaviors become. Members should remove their dogs from the yard immediately when these behaviors start.

Members passing by these yards should walk past the dog as quickly as possible, without looking at or interacting with the dog. Do not approach the fence line and never place your hand over the top of the fence. Never allow children to run towards the dog or put their fingers through the fence.

Like people, some dogs require more space than others. They are not aggressive dogs, but any dog can react for a wide variety of reasons when they encounter other dogs or certain people. When walking around GHI, members who know that their dogs need more space should do their best to avoid getting near other dogs or people. If members with dogs ask you not to come any closer to their pets or to stop while they turn around and go another way, please do not continue to approach these dogs. If they wait for you to pass, do so quickly.

All members must keep their dogs on leash. Encountering an off-leash dog running towards another dog can seem threatening, even for dogs who are usually calm and social. It is quite scary for a dog that prefers more space.

Everyone should learn to recognize a dog's stress signals. There are many resources online to help your family learn how to read these stress signals. Check out this video at: <https://yourdogsfriend.org/featured-video>.

Finally, be sure to scoop your pet's poop.

## 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.*

| June |          |  |
|------|----------|--|
| 1    | --       | OFFICE CLOSED                                |
| 4    | 7:00 pm  | Pre-Purchase Orientation                     |
| 5    | 7:30 pm  | Audit Committee                              |
| 6    | 7:00 pm  | Addition Maintenance Program Task Force      |
| 7    | 10:00 am | Storm Water Management Task Force            |
| 7    | 7:45 pm  | Board of Directors                           |
| 11   | 7:00 pm  | Board Orientation                            |
| 12   | 7:00 pm  | Board Work Session                           |
| 13   | 7:00 pm  | Member Outreach Committee                    |
| 13   | 7:30 pm  | Architectural Review Committee               |
| 15   | --       | OFFICE CLOSED                                |
| 19   | 7:30 pm  | Companion Animal Committee                   |
| 19   | 7:30 pm  | Legislative and Government Affairs Committee |
| 20   | 7:00 pm  | Woodlands Committee                          |
| 20   | 7:00 pm  | Bicycle Task Committee                       |
| 21   | 7:45 pm  | Board of Directors                           |
| 23   | 11:00 am | Pre-Purchase Orientation                     |
| 26   | 7:00 pm  | Zoning Task Force                            |
| 27   | 7:00 pm  | Buildings Committee                          |
| 28   | 7:00 pm  | Board/Finance Committee w/ DMA Inc.          |
| 29   | --       | OFFICE CLOSED                                |

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

### Member Announcements

Holiday Inn Offers Special Rates for GHI Members

The Holiday Inn on Hanover Parkway offers GHI members a discounted rate. They offer a 4-person room for \$99 plus tax per night with no minimum stay requirements. Credit card payments will be accepted. Rooms are based on availability, so members should make reservations as early as possible.

Interested members must contact the reservation desk and ask for the Greenbelt Homes rate: 301-982-7000.